

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Springwell Lane, Rickmansworth

£1,500 P.C.M

Key Features include:

- Two Double Bedrooms
- Two Bathrooms
- First Floor (With Lift)
- Stunning Location
- Double Glazing
- Telephone Entry System
- Allocated Parking
- Unfurnished

Property Overview:

Set in a picturesque and secluded position in Rickmansworth, this TWO DOUBLE bedroom, TWO BATHROOM first floor apartment is flooded with natural light boasting a contemporary design throughout. UNFURNISHED

Accommodation:

Lounge 12' 8" x 12' 5" (3.86m x 3.78m)

Large room with window to side, real wood flooring, curtains, arch to kitchen and patio doors leading to:-

Balcony 6' 5" x 2' 4" (1.95m x 0.71m)

Private balcony overlooking grand union canal.

Kitchen 9' 5" x 6' 4" (2.87m x 1.93m)

Modern fitted kitchen with a range of high and low level units, with wood worktops and mosaic tiled splash back. Appliances are integrated and include; washer / dryer, fridge/freezer, electric oven, induction hob and dishwasher.

Master Bedroom 13' 2" x 9' 5" (4.01m x 2.87m)

Double room with en suite shower room includes cream carpets and large fitted wardrobes.

En-suite Shower Room

Shower room with large shower cubicle, hand basin, w/c and heated towel rail.

Bedroom 2 10' 10" x 9' 1" (3.30m x 2.77m)

Double room with cream carpet and wooden blind.

Bathroom

Bath with shower attachment, hand basin with mirror above, w/c and heated towel rail.

Parking

Allocated space in residential car park, visitor parking also available.

Council Tax Band: D

EPC Rating: B



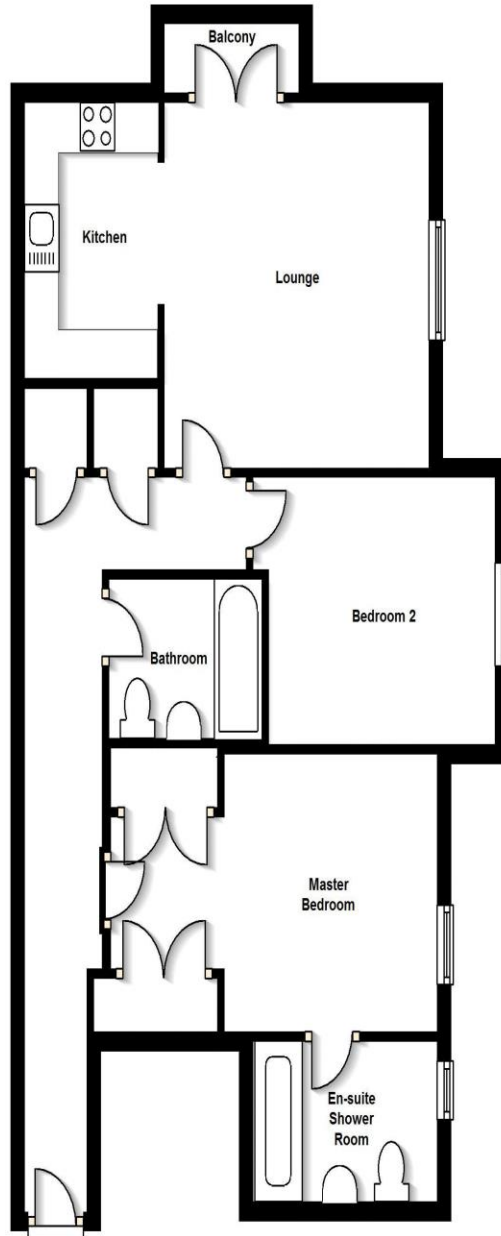


To arrange a viewing call:
020 8421 4847

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First Floor

Approx. 64.1 sq. metres (690.3 sq. feet)



Total area: approx. 64.1 sq. metres (690.3 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	83	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.