



New Parade  
Chorleywood  
Rickmansworth  
WD3 5NL

To Let  
£1,395 PCM



Spacious 2 bedroom duplex flat. Excellently located in the centre of Chorleywood Village above the rear of the shops up a flight of steps, walking distance to the Station. Fitted kitchen with breakfast bar and appliances, open plan to large reception room. Stairs to 1 large double bedroom with fitted wardrobes and small double bedroom with a fitted wardrobe, family bathroom with shower over bath. NO PARKING, Permit Parking available through Three Rivers BC. EPC rating E. Unfurnished. Available NOW.



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**Chorleywood**

Chorleywood village offers a good variety of local shops, restaurants, public houses and a selection of good schools both state and private within the area. Chorleywood Station provides a frequent Metropolitan Line service to the City and the Chiltern Turbo offers a fast main line service to Marylebone. The M25 can be access at Junction 18 with links to the motorway network and major airports. The nearest towns of Rickmansworth, Amersham and Watford are all a short drive and offer a wider range of shopping and recreational amenities.

**Living room 17.10x11**

Open to kitchen area

**Kitchen 12.09x11**

Fitted with appliances and breakfast bar. Open plan to living room

**Bedroom 1 17.10x11**

With fitted wardrobes

**Bedroom 2 10x9.07**

With a fitted wardrobe

**Family bathroom 7.10x5.06**

With shower over bath

**Council Tax Band**

Three River BC - Band C - £1961.58

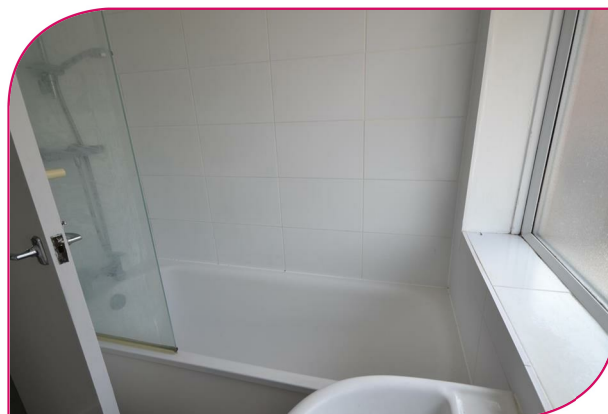
**Financials**

Referencing - earnings required 30 x the rental pa. between the adult tenants - £41850k pa

Holding deposit required - equal to one weeks rental - £321.92

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1609.61

Once months rental payable in advance at Tenancy start date - £1395



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	49	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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