

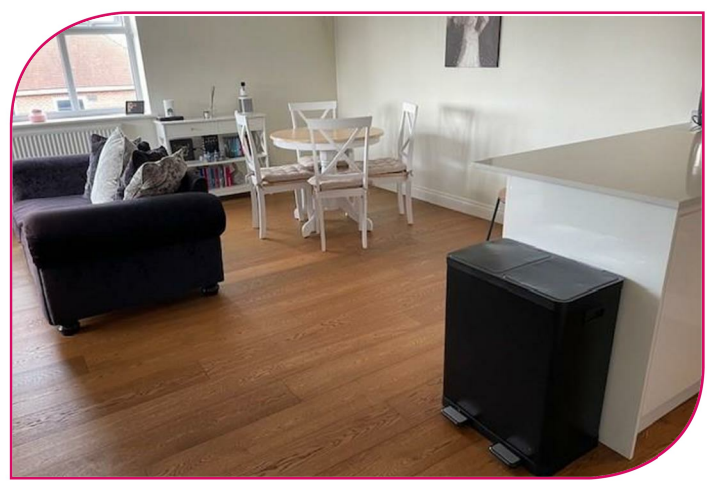


Winton Approach
Croxley Green
Rickmansworth
WD3 3GN

To Let
£1,750 PCM



Purpose built two bedroom second floor apartment. Ideally located, walking distance to Croxley Green metropolitan line and local amenities. NO LIFT. Spacious open plan fully fitted kitchen with appliances and living area with balcony. Two double bedrooms, one with en-suite and bathroom with shower over bath. ALLOCATED PARKING FOR TWO CARS. EPC rating B. Available 1 September.



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Croxley Green

Croxley Green is a large village situated between the towns of Watford (to the East) and Rickmansworth (to the West). It has a friendly village atmosphere and the extensive village green is part of its soul and heritage. A good selection of local shops cater for its mixed family community and more extensive shopping and leisure facilities can be found in Watford (Atria Centre) and Rickmansworth. The village has excellent schools and Croxley has its own Metropolitan Line station with frequent services to Baker Street. Access to the motorway network is via junctions 17 & 18 of the M25 which are both within 2.5 miles. Croxley Green borders the Chess Valley. The Grand Union Canal forms the eastern boundary of the village. Croxley Business Park is a modern business hub which attracts a wide range of industries and provides employment for many of the local residents.

Living area 19'1" x 11'6"

Open plan lounge diner with balcony

Kitchen 13'1" x 8'3"

Open plan to living area with breakfast bar, fitted cupboards and appliances

Bedroom 1 12'0" x 11'4"

With en-suite shower room

Bedroom 2 12'0" x 12'0"

Bathroom 7'7" x 5'6"

With shower over bath

Council Tax Band

Three Rivers BC - Band D - £2192.29 pa approx.

Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £52,500k pa.

Holding deposit required - equal to one weeks rental - £403.84

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £2019.23

One months rental payable in advance at Tenancy start date - £1750



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



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