## Grove Road
## Mill End
## Rickmansworth
## WD3 8EB

## To Let
## £1,725 PCM

Well presented two bedroom terraced cottage. Excellently located for local amenities, schools and M25. Front door leading to living room, separate dining room, fully fitted kitchen with appliances and door leading to a secure lean to. Stairs to large double bedroom, single bedroom and family bathroom with shower over bath. Garden with GARAGE (rear access). EPC rating D. Unfurnished. Available mid September.

## Mill End

Mill End is situated on the out skirts of Rickmansworth town centre offering access to local schools, shops and other amenities. Rickmansworth town centre offers a wide variety of public houses, restaurants and shops to include the foodhalls: Marks & Spencer, Waitrose and Tesco. The local area provides a selection of good schooling both state and private. There is a wide range of leisure facilities to include William Penn Leisure Centre and Moor Park/Rickmansworth Golf Club. Access to the motorway network are via Junction 17 of the M25 and for the commuter Rickmansworth Metropolitan Line station provides a gateway to London via Chiltern Line into Marylebone and Metropolitan Line into Baker Street.

### Living room 11.9x11.7

### Dining room 12.3x11.9 (max)

### Kitchen 11.5x6.1
Fully fitted with appliances

### Bedroom 1 11x11.3

### Bedroom 2 12.4x6.7 (max)

### Family bathroom 11.3x6.11
With shower over bath

### Council Tax Band
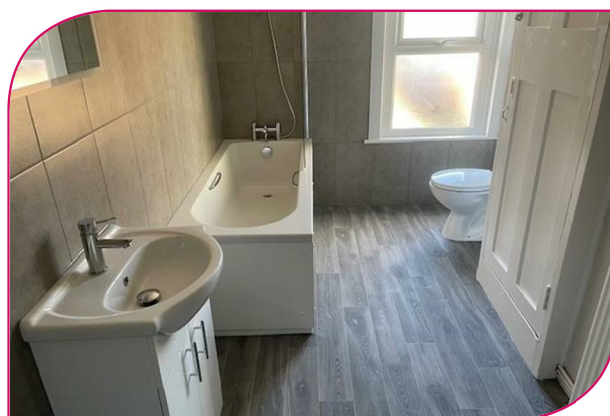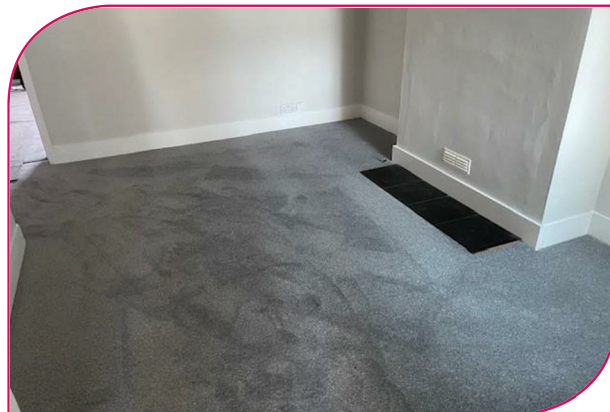Three Rivers BC - Band D - £2081 pa approx.

### Financials
Referencing - earnings required 30 x the rental pa between the adult tenants - £51750 pa.
Holding deposit required - equal to one weeks rental - £398.07
Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1990.38
One months rental payable in advance at Tenancy start date - £1725.00



### Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (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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