

Thellusson Way
Penn Heights
Rickmansworth
WD3 8RQ

To Let
£1,625 PCM



Nicely presented Mid Terrace House in quiet road. Front door into reception room with wood floors, leading to fully fitted Kitchen/Breakfast room with appliances and doors leading to garden. Stairs to 2 double bedrooms both with fitted wardrobes and family bathroom with shower over bath. Garden with a patio area and lawn. Off street parking for 2 cars. EPC Rating D. Unfurnished. Available 3rd May.



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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.

Lounge 19'5" x 11'11" max - 9'1" min

With wooden floor

Kitchen/Breakfast room 11'11" x 9'11"

Fully fitted with appliances. Doors leading to garden

Bedroom 1 11'4" x 9'4"

With fitted wardrobes

Bedroom 2 11'11" x 8'6"

With fitted wardrobes

Family Bathroom 6'5" x 5'6"

With shower over the bath

Council Tax Band

Three Rivers - Band D - £2300 p.a. approx.

Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £48,750k pa

Holding deposit required - equal to one weeks rental - £375

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1875

One months rental payable in advance at Tenancy start date - £1625



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	88
(81-91) B		
(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
		

