

Bradbery
Maple Cross
Rickmansworth
WD3 9UB

To Let
£1,550 PCM



Nicely presented two bedroom house. Property comprises of spacious living room with patio doors leading to the garden, dining area, fully fitted kitchen with appliances. Side door leading to covered passage way and brick built storage area. Stairs leading to two double bedrooms with built in wardrobes, family bathroom with shower over bath and separate w/c. EPC rating D. Unfurnished. Available 15 November.



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Maple Cross

Maple Cross is a residential development surrounded by greenbelt countryside, located on the outskirts of Rickmansworth town. With a parade of convenient shops, infant/junior school and other local amenities, which includes a bus route offering access to Rickmansworth or Uxbridge town centres. Rickmansworth is a short drive away and provides a variety of shops, restaurants, bars and food halls to include Marks & Spencer, Tesco and Waitrose. For the commuter, Rickmansworth Metropolitan Line station offers a frequent service to Baker Street (approximately 35 minutes). Alternatively there is access to the motorway network via junctions 17 of the M25. It borders the lovely Chiltern countryside and the Chess Valley.

Lounge 14'6 x 12'2

Feature fireplace and patio doors leading to garden

Dining Area 8'4 x 7'10

Fitted with appliances

Bedroom 1 12'4 x 11'

with built in wardrobe

Bedroom 2 12'4 x 9'1

with built in wardrobe

Family Bathroom 5'10 x 5'8

with shower over bath

Council Tax Band

Three Rivers - Band C - £1955.44 pa approx.

Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £46,500k pa.

Holding deposit required - equal to one weeks rental - £357.69

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1788.46

One months rental payable in advance at Tenancy start date - £1550.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

