

Sycamore Road
Croxley Green
Hertfordshire
WD3 3TF

To Let
£1,625 PCM



Beautifully located, spacious two bedroom purpose built second floor flat. NO LIFT. Property comprises of a large lobby area, with storage room/study room, door leading to spacious living room, fully fitted kitchen with appliances, family bathroom with shower over bath, two double bedrooms. NO PARKING RESTRICTIONS. EPC rating D. Unfurnished. Available NOW.



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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.

Lobby 7'10" x 4'3"

Living room 17'10" x 11'4"

Kitchen 11'8" x 10'8"

Bedroom 1 11'9" x 11'0"

With fitted wardrobe

Bedroom 2 11'0" x 9'2"

With fitted wardrobe

Family bathroom 8'2" x 5'8"

With shower over bath

Council Tax Band

Three Rivers District Council - Band C - £1955 pa approx.

Financials

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

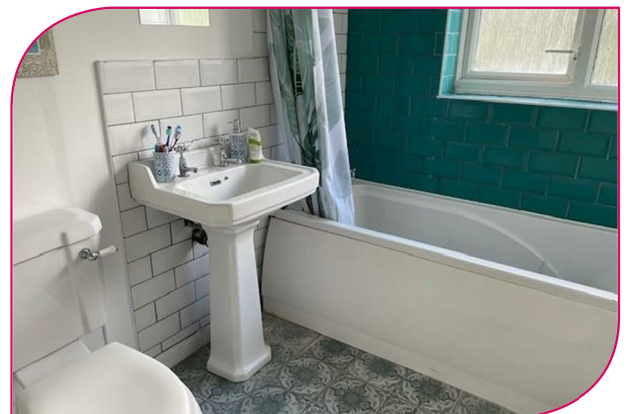
Holding deposit required - equal to one weeks rental - £375.00

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1875.00

One months rental payable in advance at Tenancy start date - £1625.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(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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