



The Quadrant
Rickmansworth
Hertfordshire
WD3 1GL

To Let
£1,650 PCM



Excellently presented 2 bed first floor apartment in a gated complex. NO LIFT. Located on the edge of Rickmansworth Town Centre and walking distance to the Station. The apartment has its own private entrance with stairs leading to the hallway, semi open plan lounge/diner, fully fitted kitchen with appliances, 2 double bedrooms one with en-suite shower room and a family bathroom with shower over bath. ALLOCATED PARKING FOR ONE CAR. Communal gardens. EPC rating C. Available 22nd November.



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Rickmansworth

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 and 18 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/Diner 14.9x11.2

With Juliette balcony

Kitchen 9'10 x 9'7

Fully fitted with appliances and balcony

Bedroom 1 12.5x10.9

With fitted wardrobes

Bedroom 2 10.3x7.9

With fitted wardrobes

En-suite Shower Room 7.6x3.3

Modern white suite with shower

Family Bathroom 7.1x4.9

With shower over bath

Council Tax Band

Three Rivers BC - Band E - £2817.51 p.a. approx.

Financials

Referencing - earnings required 30 x the rental pa. between the adult tenants - £49,500k pa

Holding deposit required - equal to one weeks rental - £380.76

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1903.84

Once months rental payable in advance at Tenancy start date - £1650



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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	

