

Watford Road
Croxley Green
Rickmansworth
WD3 3DD

To Let
£1,550 PCM



Nicely presented first floor two bedroom maisonette. NO LIFT. Close to village schools, shops and Croxley met station. Private entrance door with stairs to hallway with doors leading to spacious lounge, fully fitted kitchen with appliances, 2 double bedrooms and family bathroom with shower over bath. Garden and parking at the rear of the property. EPC rating C. Unfurnished. Available end of November.



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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.

Reception Room 14'11 x 11'10

Kitchen 11'9 x 6'3

Fully fitted with appliances

Bedroom 1 11'11 x 11'2

With wardrobes

Bedroom 2 11'7 x 7'8

Small built in cupboard with condenser dryer

Family Bathroom 8'9 x 4'11

with shower over bath

Council Tax Band

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		
(69-80) C	74	77
(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	