



Windmill Drive  
Croxley Green  
Rickmansworth  
WD3 3FB

**To Let**  
**£1,525 PCM**



NEWLY RENOVATED spacious two bedroom first floor maisonette. NO LIFT. Situated in quiet cul de sac, close to shops, short distance to Croxley and Ricki Stations along with local schools. Own front door with stairs leading to spacious reception room, fully fitted kitchen with appliances, 2 DOUBLE bedrooms, one with fitted wardrobe, family bathroom with shower over bath. EPC rating D. Unfurnished. Available NOW.



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**01923 710 500 | jamesestateagents.com**



### 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 16'2" x 10'11"**

**Kitchen 8'9" x 8'2"**

Fully fitted with appliances

**Bedroom 1 15'7" x 9'4"**

With fitted wardrobe

**Bedroom 2 9'4" x 9'3"**

**Family Bathroom 6'1" x 5'7"**

With shower over bath

### Council Tax Band

Three Rivers DC - Band D - £2297.98 pa. approx

### Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £45,750k pa.

Holding deposit required - equal to one weeks rental - £351.92

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1759.61

One months rental payable in advance at Tenancy start date - £1525



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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