

St. Peters Close, Rickmansworth, Hertfordshire, WD3 8QY



Monthly Rental Of £1,395 Un-Furnished – Available End of August 2 Bedroom Ground Floor Apartment

A WELL-PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT positioned in this small residential development. Moneyhill Parade is a few minutes away, and Rickmansworth Town Centre is a short walk away also.

- LIVING ROOM
- DINING AREA
- MODERN FITTED KITCHEN
- TWO BEDROOMS
- MODERN BATHROOM
- ALLOCATED PARKING BAY
- VISITOR PARKING AVAILABLE
- COMMUNAL GROUNDS

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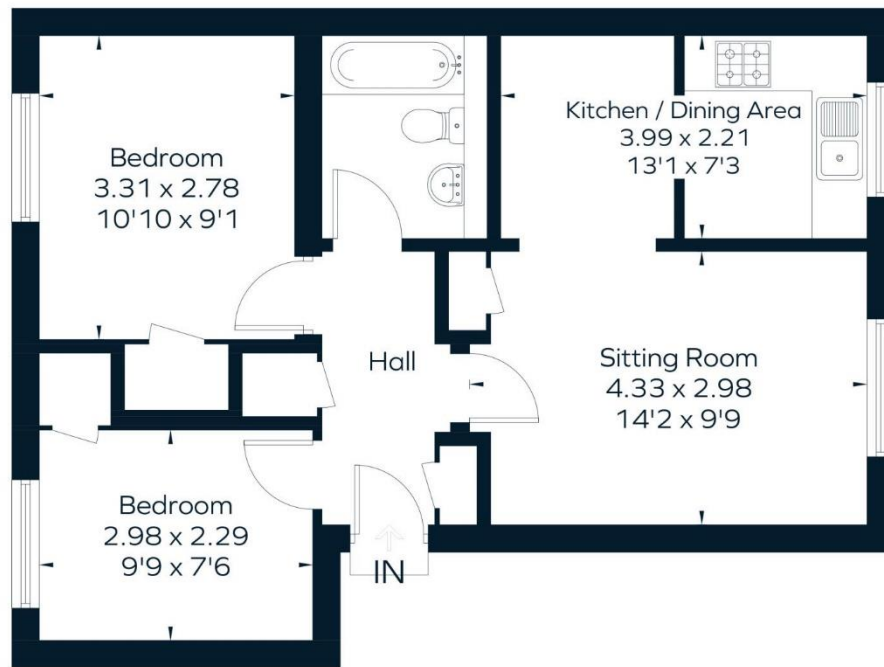
The property offers a spacious living room leading to a modern fitted kitchen with a convenient dining area. There are two bedrooms, both with built-in cupboard space and a modern bathroom.

There is one allocated parking space, visitors parking and well-maintained communal grounds.

Situated within 1¼ miles of Rickmansworth Town Centre and Metropolitan/Chiltern line station. The M25 can be reached via a short drive to junction 17. There are also country walks available at the Aquadrome towards the Colne Valley.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1941.24 (2024-2025)
- Approx. Floor Area: 559 Sq ft / 51.9 Sqm
- Nearest Station: 0.8 miles Rickmansworth Station – Metropolitan/Chiltern Line
- Length of Tenancy: Minimum 12 months tenancy

Approximate Area = 51.9 sq m / 559 sq ft



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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TREND & THOMAS – PERMITTED PAYMENTS

Below is a list of permitted payments for Tenants:

Initial Payment Prior to Referencing (payable to Trend & Thomas 'The Agent'):

- Holding Deposit - 1 week's rent

N.B. Holding Deposits are non-refundable should an application be unsuccessful due to incorrect information being provided by the Tenant or withdrawn through no fault of the Landlord

Second Payment Prior to Move in (payable to The Agent):

- The remainder of your first month's rent

If LMG Estates Ltd t/a Trend & Thomas is in receipt of the Holding Deposit, you need to pay the remainder of the first month's rent, as rent is payable in advance. If a Holding Deposit is returned at the request of the Tenant, the full first month's rent will need to be paid at this point

- Five Weeks Security Deposit – This is held until the end of your tenancy and protected with the TDS

During the tenancy (payable to the Agent):

- Payment of up to £50.00 including VAT if you want a variation to the tenancy agreement
- Payment of interest for the late payment of rent at the rate of 3% over base rate
- Payment of any loss suffered by the Landlord plus £50.00 including VAT to cover agents' reasonable costs associated with your early termination of the tenancy

During the tenancy (payable to the provider) if permitted and applicable:

- Utilities – Gas, electricity, water
- Communications – Telephone and broadband
- Installation of Cable/Satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted Payments

- Payment Per key/security device in the event that any property keys are lost by the Tenant and need replacement – Amounts dependent on individual key/security device required and will be confirmed inclusive of VAT on a case-by-case basis

Tenant Protection

LMG Estates Limited t/a Trend & Thomas is a member of safeagent (previously the National Approved Lettings Scheme), which is a client money protection scheme, and a member of the TPO (The Property Ombudsman), which is a redress scheme. You can find out more details on the agent's website or by contacting them directly.

Please note that lettings agents are required by law to publish on their website's information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove, Zoopla, etc. For properties to rent in England, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove Zoopla, etc. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove Zoopla, etc. and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description.

