

Bury Lane, Rickmansworth, Hertfordshire, WD3 1FR



Monthly Rental Of £2,250 Un-Furnished – Available End of October 3 Bedroom Semi Detached House

A most attractive THREE BEDROOM SEMI DETACHED HOUSE located in the very centre of Rickmansworth.

- SPACIOUS LIVING ROOM
- MODERN FITTED KITCHEN
- DOWNSTAIRS CLOAKROOM
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- FAMILY BATHROOM
- PATIO GARDEN
- TWO DESIGNATED PARKING SPACES
- TOWN CENTRE LOCATION
- CLOSE TO STATION

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This modern property has high specifications throughout and provides comfortable family-sized accommodation with the benefit of two parking spaces. There is an L-shaped living room with two sets of double glazed French doors to the patio garden area. The kitchen is a modern fitted range of matching white wall and base cabinets with integrated appliances.

The first floor offers three bedrooms with an en-suite shower room to bedroom one as well as a modern family bathroom.

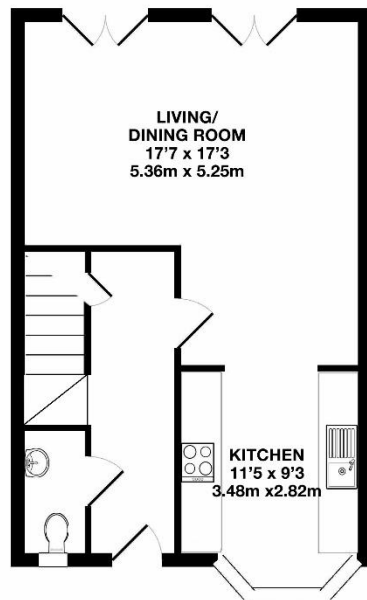
The patio garden is an enclosed paved patio with a wooden shed and offers access to the parking at the rear.

Positioned in this quiet residential location on Bury Lane, being approximately 400 yards walk from Rickmansworth's High Street and Metropolitan/Chiltern Line station. Close to local bus routes and a range of amenities, whilst the M25 can be easily reached via a drive to Junctions 17 or 18.

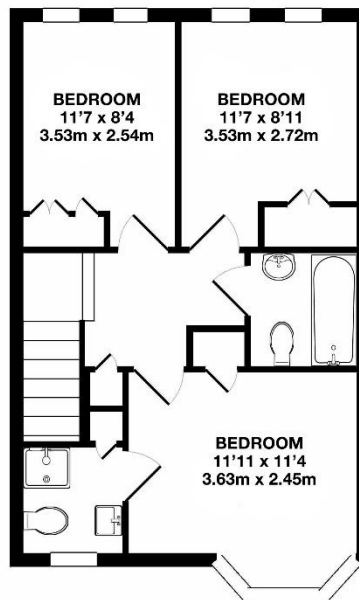
- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2669.20 (2024-2025)
- Approx. Floor Area: 955 Sq ft / 88.7 Sqm
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line
- Length of Tenancy: Minimum 12 months tenancy

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INTERNAL FLOOR AREA (APPROX.) 955 sq ft/ 88.7 sq m

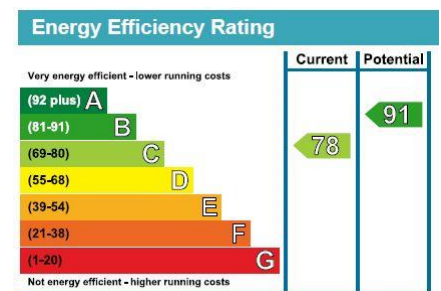


GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2015.



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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.

