

High Street, Rickmansworth, Hertfordshire, WD3 1AY



Monthly Rental Of £1,650 Part-Furnished – Avail Mid-Late April 2 Double Bedroom Mews Style House

A TWO DOUBLE BEDROOM MEWS STYLE HOUSE, located in the heart of Rickmansworth Town Centre.

- LIVING ROOM
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- WOOD BURNER
- STORM PORCH
- COURTYARD
- TOWN CENTRE LOCATION
- CLOSE TO STATION

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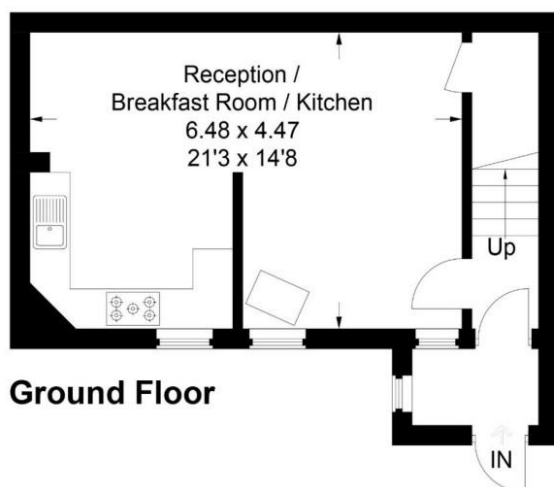
On the ground floor is a storm porch that provides access to a staircase to the first floor, and into a spacious open plan living room that benefits from a wood burner and leads to a modern kitchen/dining room.

There are two good-sized double bedrooms to the first floor, one of which benefits from ample built-in storage and a family bathroom. There is a courtyard area to the front of the property and permit parking is available from Three Rivers District Council.

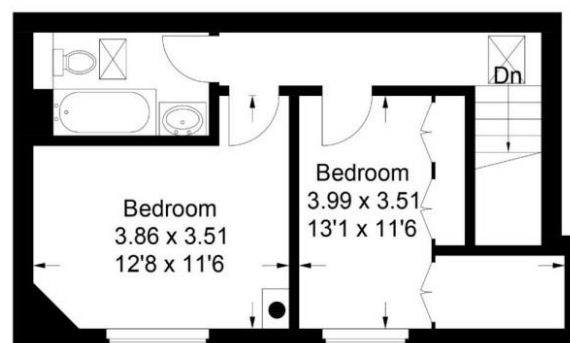
Positioned a few minutes' walk from Rickmansworth's Metropolitan/Chiltern Line station and right within the Town Centre offering convenient restaurant, bar and shopping facilities. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a drive to junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1941.24 (2024-2025)
- Approx. Floor Area: 767 Sq ft / 71.3 Sqm
- Nearest Station: 0.2 miles Rickmansworth Station – Metropolitan/Chiltern Line
- Length of Tenancy: Minimum 12 months tenancy

Approximate Gross Internal Area
Ground Floor = 36.9 sq m / 397 sq ft
First Floor = 34.4 sq m / 370 sq ft
Total = 71.3 sq m / 767 sq ft



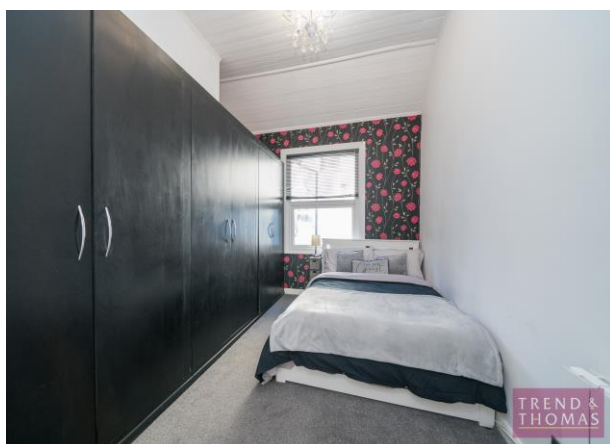
Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	51 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.

