



HIGH STREET RICKMANSWORTH WD3
£1,250 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

High Street Rickmansworth WD3

£1,250 Per Month
Furnished

 **1 Bedroom**
 **1 Bathroom**
 **1 Reception**

Features

- First floor apartment, - Airy and bright living/dining room, - Parking space, - Heart of Rickmansworth location, - Modern kitchen and bathroom, - Spacious double bedroom, - Deposit equivalent to 5 weeks' rent, - Council tax band C

Council Tax

Council Tax Band C

Hamptons

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www.hamptons.co.uk

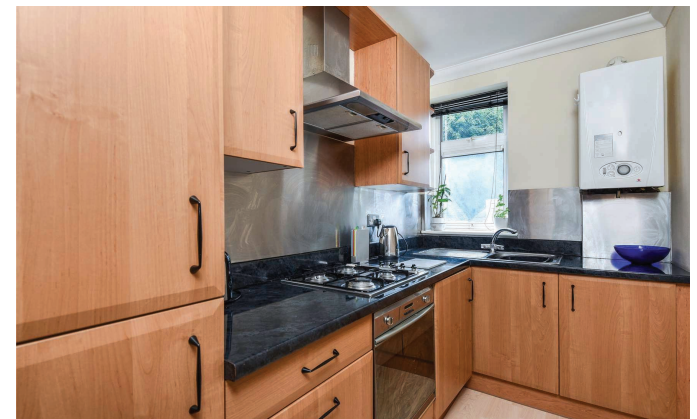
{ A LOVELY ONE BEDROOM APARTMENT IN THE HEART OF RICKMANSWORTH

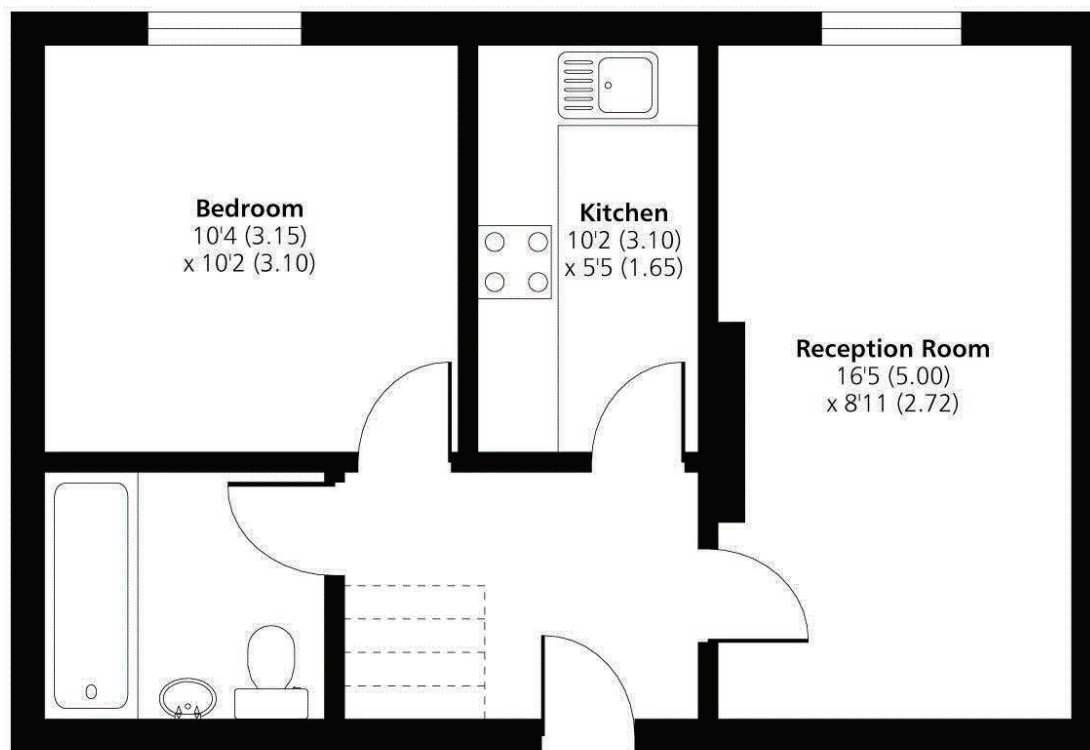
The Property

Spacious first floor one bedroom apartment located on Rickmansworth High Street, just a short walk from the station and local amenities. The accommodation comprises: A communal entrance on the High Street leading to the first floor, entrance hallway, a bright and airy lounge/diner, double bedroom, separate modern kitchen and family bathroom. To the rear of the building there is one allocated parking space for the property. Ideal for a single or professional couple. Deposit equivalent to 5 weeks' rent. Council tax band C.

Location

The property is situated on the High Street in Rickmansworth. Rickmansworth has an excellent selection of shops with the benefit of the food halls of Waitrose and Marks and Spencer. Metropolitan and Main Line railway services to Baker Street and Marylebone are available from Rickmansworth Station. The M25 is available at both junctions 17 and 18 and giving access to Heathrow Airport and the national motorway network. There are a wide range of local golf courses and other leisure facilities within easy reach.





Denotes restricted head height

FIRST FLOOR

GROSS INTERNAL FLOOR AREA 420 SQ FT 39 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

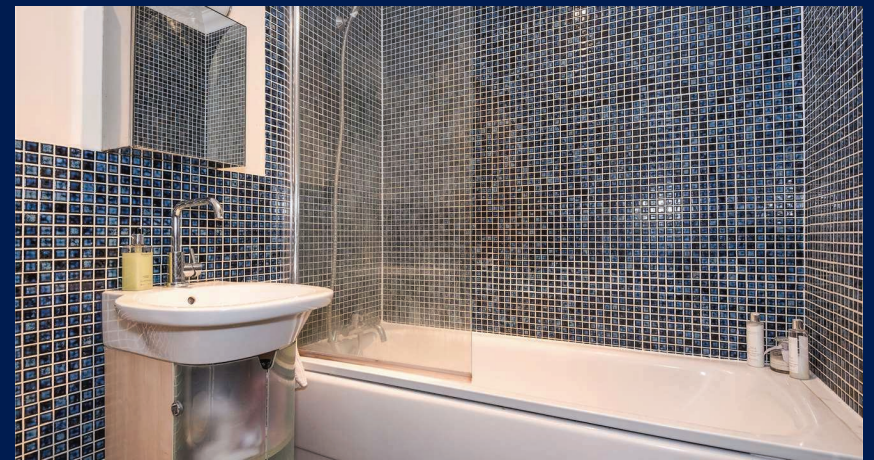
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For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| B | | | |
| C | | | |
| D | | 69 | 74 |
| E | | | |
| F | | | |
| G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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