



{ PENN PLACE, RICKMANSWORTH
£1,750 PER MONTH AVAILABLE 28/06/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Penn Place, Rickmansworth

**£1,750 Per Month
Unfurnished**

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- Two bedrooms, - Bathroom plus en-suite shower room, - Gas central heating, - Concierge and gym, - Balcony, - Allocated parking space, - Deposit equivalent to 5 weeks' rent, - Council tax band E

Council Tax

Council Tax Band E

Hamptons

2 Station Road
Rickmansworth, WD3 1QZ
01923 896444
rickmansworthlettings@hamptons.co.uk
www.hamptons.co.uk

{ A STUNNING TWO BEDROOM, TWO BATHROOM TOWN CENTRE FLAT WITH VIEWS

The Property

Located in the ever popular Penn Place this lovely apartment is located on the fifth floor with some really special views over Rickmansworth rooftops and the countryside beyond. This apartment is larger than average with a big entrance hallway, a light and spacious living room/diner with patio doors to the balcony, a modern fitted kitchen with integrated appliances, two excellent double bedrooms; the main bedroom has fitted wardrobes and a modern en-suite shower room, and finally there is a modern family bathroom. Includes allocated parking for one car. Deposit equivalent to 5 weeks' rent. Council tax band E.

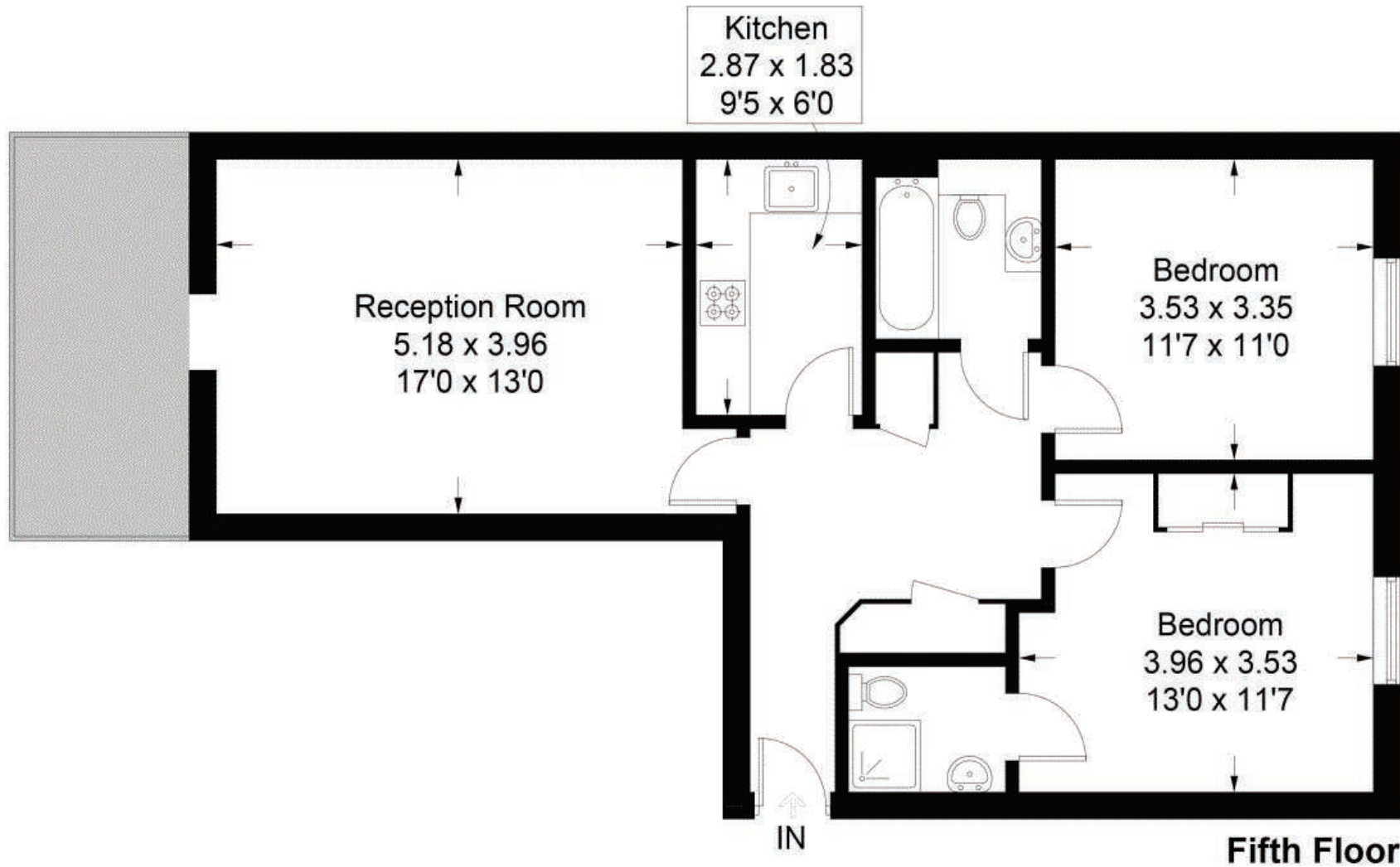
Location

Rickmansworth has a good selection of shops and supermarkets which include Marks and Spencer, Waitrose and Tesco. The Metropolitan and Main Line railway services to Baker Street and Marylebone are available from Rickmansworth Station. The M25 at Junction 18 lies within a short distance, connecting with the national motorway network and airports. The surrounding area provides an outstanding selection of schooling, both state and private. The Aquadrome in Rickmansworth offers two boating lakes and a network of paths around the park, Grand Union Canal and wildlife sanctuary. A great place to relax is to visit Café in the Park where you can purchase drinks and snacks. A Leisure Centre providing a 25 metre swimming pool and gymnasium is located in Mill End, just outside the town centre.



Penn Place

Approximate Gross Internal Area = 72.6 sq m / 781 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID321960)

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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	79	80
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

