



{ THE QUADRANT RICKMANSWORTH WD3
£1,400 PER MONTH AVAILABLE 01/06/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

The Quadrant Rickmansworth
WD3

£1,400 Per Month
Unfurnished

 1 Bedroom
 1 Bathroom
 1 Reception

Features

- Lovely first floor apartment, - Large double bedroom with built in wardrobes, - Spacious living room, - Balcony overlooking communal gardens, - Fully fitted kitchen with Smeg appliances, - Modern bathroom, - Residents' gated parking, - Gas central heating, - Deposit equivalent to 5 weeks' rent, - Council tax band D

Council Tax

Council Tax Band D

Hamptons

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

{ A LOVELY AND SPACIOUS APARTMENT IN RICKMANSWORTH WITH BALCONY

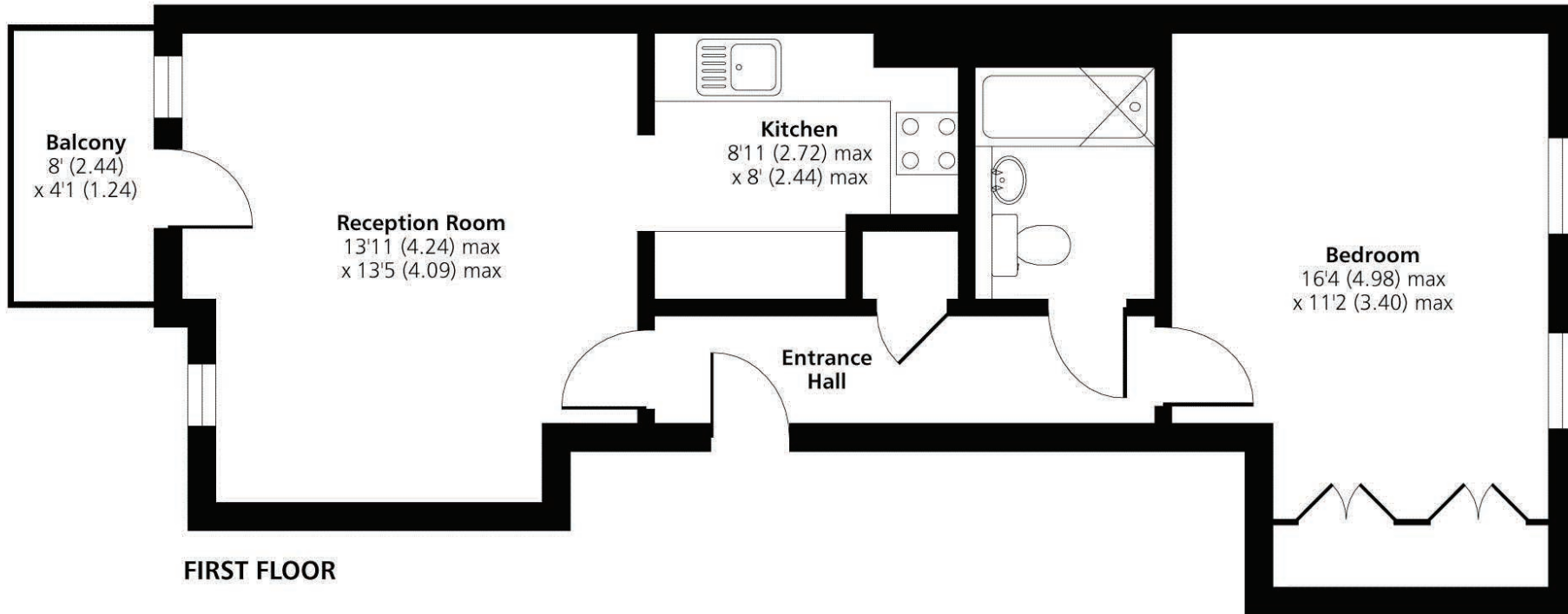
The Property

This first floor apartment in central Rickmansworth is just a short walk away from the station and high street shops. The accommodation comprises: A good size living room with balcony overlooking gardens and courtyard, fully fitted kitchen with high specification Smeg appliances, a large double bedroom with fitted wardrobes and a modern bathroom. Other features include gas central heating and residents' gated parking. Deposit equivalent to 5 weeks' rent. Council tax band D.

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 Leisure Centre providing a 25 metre swimming pool and gymnasium is located in Mill End, just outside the town centre.





GROSS INTERNAL FLOOR AREA 524 SQ FT 48.7 SQ METRES

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
100-100	A		
91-100	B	81	81
81-91	C		
69-81	D		
55-69	E		
41-55	F		
1-41	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

