



**NIGHTINGALE PLACE RICKMANSWORTH**  
*£1,350 PER MONTH AVAILABLE 04/06/2024*

**Hamptons**

THE HOME EXPERTS



# { THE PARTICULARS

**Nightingale Place Rickmansworth  
WD3**

**£1,350 Per Month  
Unfurnished**

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

## Features

- One bedroom apartment, - Modern kitchen & bathroom, - Close to Rickmansworth station, - Garage & residents' parking, - Located on the ground floor, - Well presented, - Deposit equivalent to 5 weeks' rent, - Council tax band C

## Council Tax

Council Tax Band C

## Hamptons

2 Station Road  
Rickmansworth, WD3 1QZ  
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# { A WELL PRESENTED APARTMENT CLOSE TO RICKMANSWORTH STATION

## The Property

This spacious apartment is located just minutes from Rickmansworth town centre and station. The accommodation is well presented and comprises: An entrance hallway leading to a large living room, modern fitted kitchen with appliances, spacious double bedroom and a modern bathroom. Also includes a garage, residents' parking and gas central heating. Deposit equivalent to 5 weeks' rent. Council tax band C.

## Location

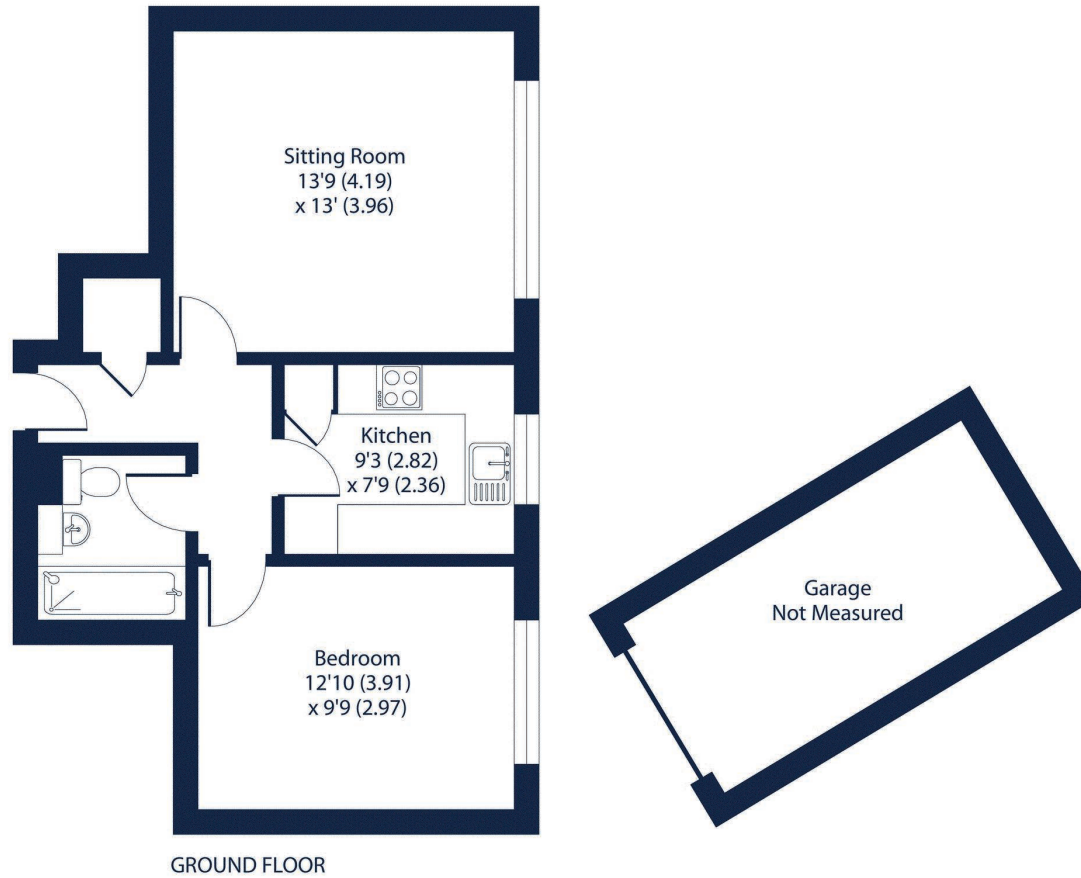
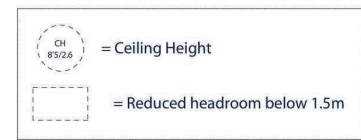
Rickmansworth has a good selection of shops and supermarkets including Marks and Spencer, Waitrose and Tesco. The Metropolitan and Main Line railway services to The City, Baker Street and Marylebone are available from Rickmansworth Station. The M25 at Junction 18 connects with the national motorway network 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, a café, 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.



# Priory Lodge, Nightingale Place, Rickmansworth, WD3

Approximate Area = 497 sq ft / 46.2 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Hamptons. REF: 1128990

### 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		76	79
D			
E			
F			
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC



