



**NIGHTINGALE ROAD RICKMANSWORTH**  
*£1,700 PER MONTH AVAILABLE 26/07/2024*

**Hamptons**




THE HOME EXPERTS



# { THE PARTICULARS

Nightingale Road Rickmansworth  
WD3

£1,700 Per Month  
Unfurnished

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

## Features

- Stunning apartment in Rickmansworth, -  
Spacious living area with dining space, -  
Fully fitted kitchen with appliances, - Main  
bedroom with en-suite shower room, -  
Second double bedroom, - Modern  
bathroom, - Deposit equivalent to 5 weeks'  
rent, - Council tax band D

## Council Tax

Council Tax Band D

## Hamptons

2 Station Road  
Rickmansworth, WD3 1QZ  
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www.hamptons.co.uk

# { A BRIGHT AND AIRY PERIOD CONVERSION APARTMENT IN RICKMANSWORTH

## The Property

An immaculately presented apartment located in the centre of Rickmansworth just a short walk to the met line and mainline station and high street shops. The accommodation comprises: Stairs to private entrance on second floor, hallway leading to spacious living area, open-plan fully fitted kitchen with appliances and granite worktops, large main bedroom with en-suite shower room, second double bedroom and main modern bathroom. Also includes off street parking space on driveway. Deposit equivalent to 5 weeks' rent. Council tax band D.

## Location

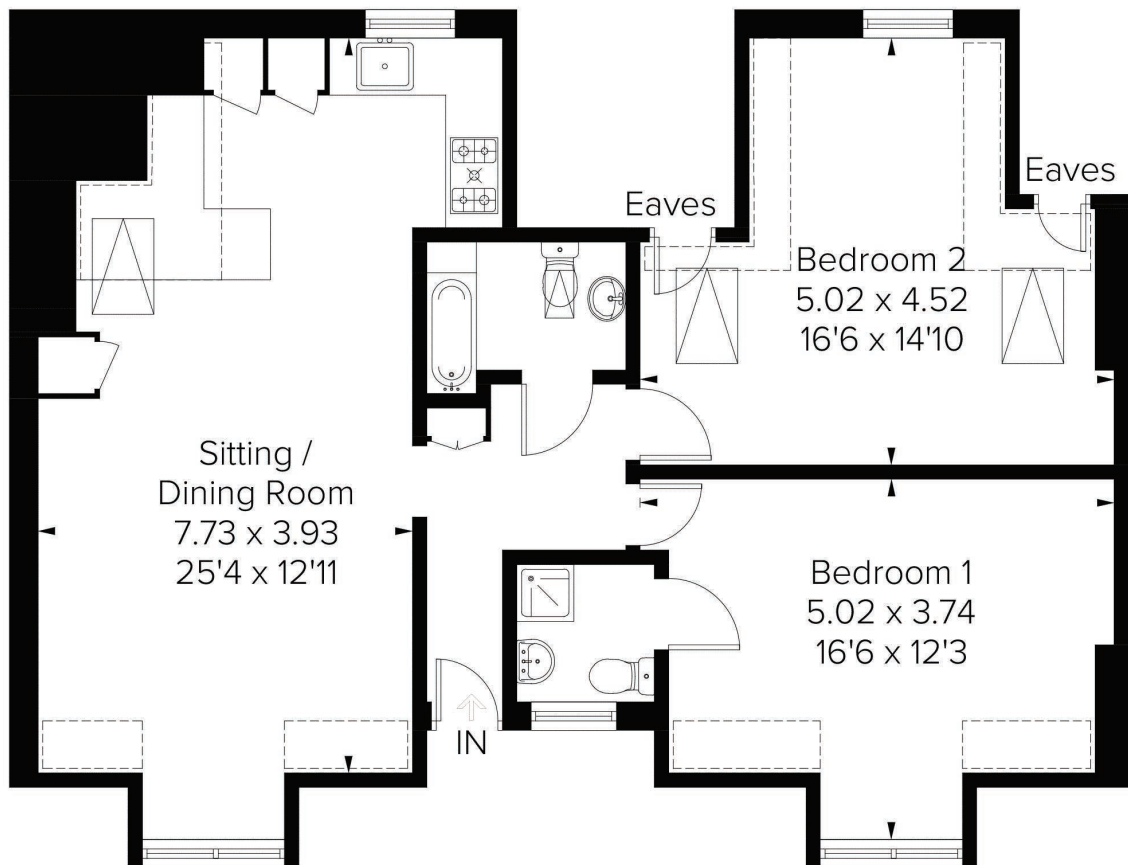
Rickmansworth has a good selection of shops and supermarkets, including Marks and Spencer, Waitrose and Tesco. The Metropolitan and Main Line railway services to Baker Street and Marylebone are available from Rickmansworth Station. The M25 at Junction 18 connects with the national motorway network and airports. The Aquadrome in Rickmansworth offers two boating lakes and a network of paths around the park, a café, Grand Union Canal and wildlife sanctuary.



Approximate Area = 78.3 sq m / 843 sq ft  
Including Limited Use Area (9.2 sq m / 99 sq ft)



 = Reduced head height below 1.5m



## Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 236898

### 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	78	79
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	



