



**BERRY LANE RICKMANSWORTH WD3**  
*£1,650 PER MONTH AVAILABLE 28/08/2024*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Berry Lane Rickmansworth WD3

£1,650 Per Month  
Unfurnished

 **2 Bedrooms**  
 **1 Bathroom**  
 **2 Receptions**

## Features

- Two bedrooms, - Luxury bathroom, - Cloakroom, - Open plan living, - Residents' parking, - Separate office/reception room, - Deposit equivalent to 5 weeks' rent, - Council tax band C

## Council Tax

Council Tax Band C

## Hamptons

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# { A SPACIOUS TWO BEDROOM APARTMENT WITH ADDITIONAL OFFICE ROOM

## The Property

This immaculate 2 bedroom apartment has been finished to a very high standard, with a new third room having been created as either a spare room or a study, a luxury bathroom, a separate cloakroom, oak flooring throughout and a modern fitted kitchen! From the main entrance there is a formal hallway, two large double bedrooms, a third excellent size single bedroom (or it could be an ideal study or dressing room!) The open plan living is perfectly laid out with an L shape fitted kitchen, a dining area and then a living space that has floor to ceiling window letting in lots of light. Finally there is a gorgeous bathroom and a separate cloakroom. The apartment is situated at one end of the block and isn't overlooked in anyway, offering a feeling of privacy. There is parking available for all residents. Deposit equivalent to 5 weeks' rent. Council tax band C.

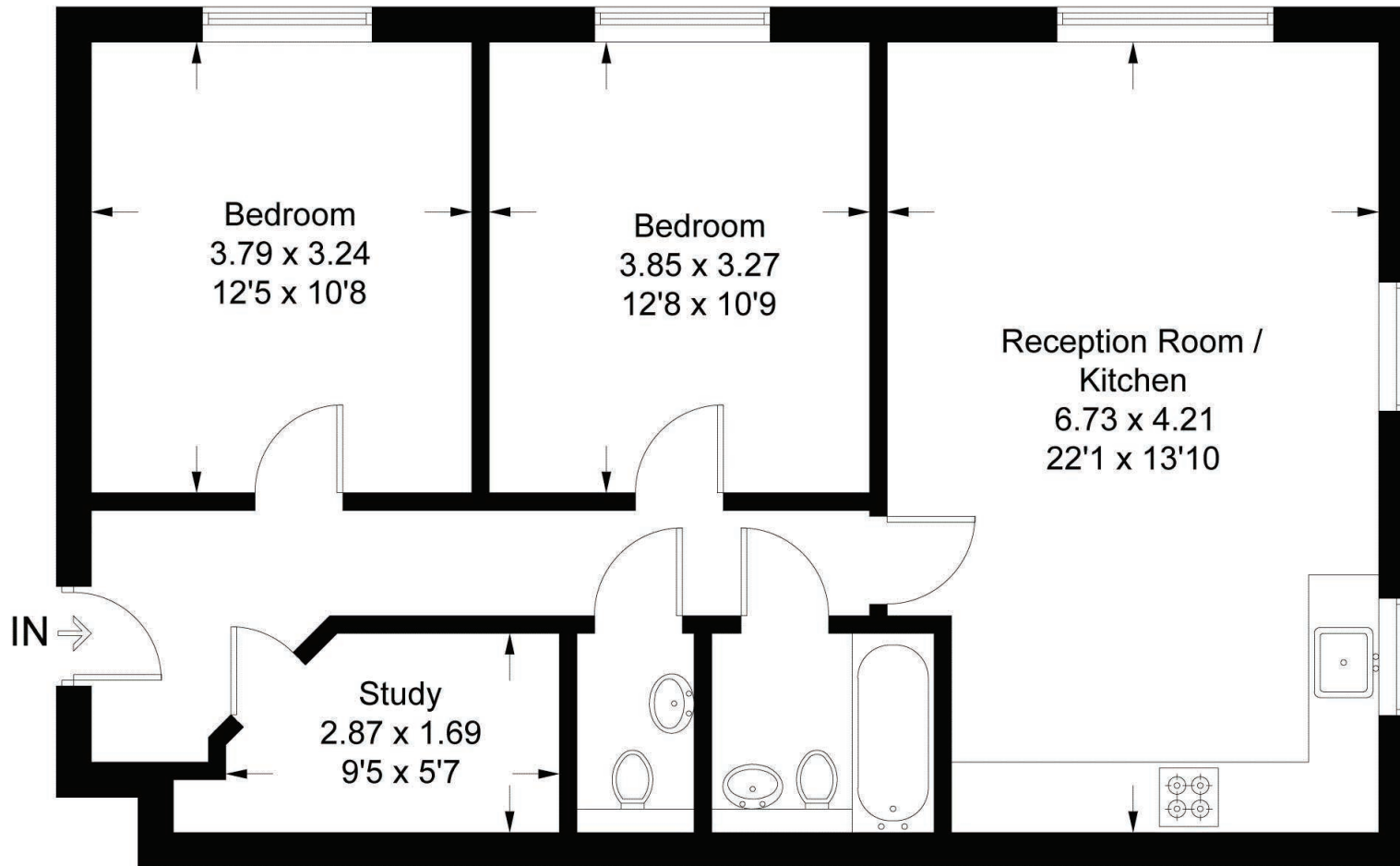
## Location

This apartment is located in a residential area of Rickmansworth, just a short walk from William Penn leisure centre where there is a swimming pool and gym. The town centre is a very short drive away. Rickmansworth has a good selection of shops, including the supermarkets of 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 Junctions 17 & 18 lie within a short distance, connecting with the national motorway network and airports. The Aquadrome in Rickmansworth offers two boating lakes and a network of paths around the park, Grand Union Canal and wildlife sanctuary.



# Mead Place

Approximate Gross Internal Area  
74.0 sq m / 797 sq ft



## Second Floor

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. (ID396548)

### 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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E	61	71
Very poorly energy efficient - higher running costs	F		
Extremely poorly energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC



ESTABLISHED 1969  
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