



SALTERS CLOSE RICKMANSWORTH WD3
£1,650 PER MONTH AVAILABLE 25/07/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Salters Close Rickmansworth WD3

£1,650 Per Month
Part-furnished

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

Features

- Two double bedrooms, - Two bathrooms,
- Close to shops and station, - Modern
kitchen and bathrooms, - Private balcony, -
Two parking spaces, - Deposit equivalent
to 5 weeks' rent, - Council tax band D

Council Tax

Council Tax Band D

Hamptons

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{ A WELL PRESENTED TOP FLOOR APARTMENT IN CENTRAL RICKMANSWORTH

The Property

Salters Close is one of the ever popular developments in Rickmansworth being only a short stroll to the town centre and station. The accommodation comprises: A spacious hallway, modern kitchen with integrated appliances including a dishwasher, a bright living room with plenty of space for dining, bi-folding doors open out to decked balcony overlooking the communal grounds and river below. There are two double bedrooms both with fitted wardrobes, the main benefitting from an en-suite shower room. Further more there is a modern family bathroom, storage in the hallway and a large loft that can be used. Outside there are two allocated parking spaces and communal grounds. Deposit equivalent to 5 weeks' rent. Council tax band D.

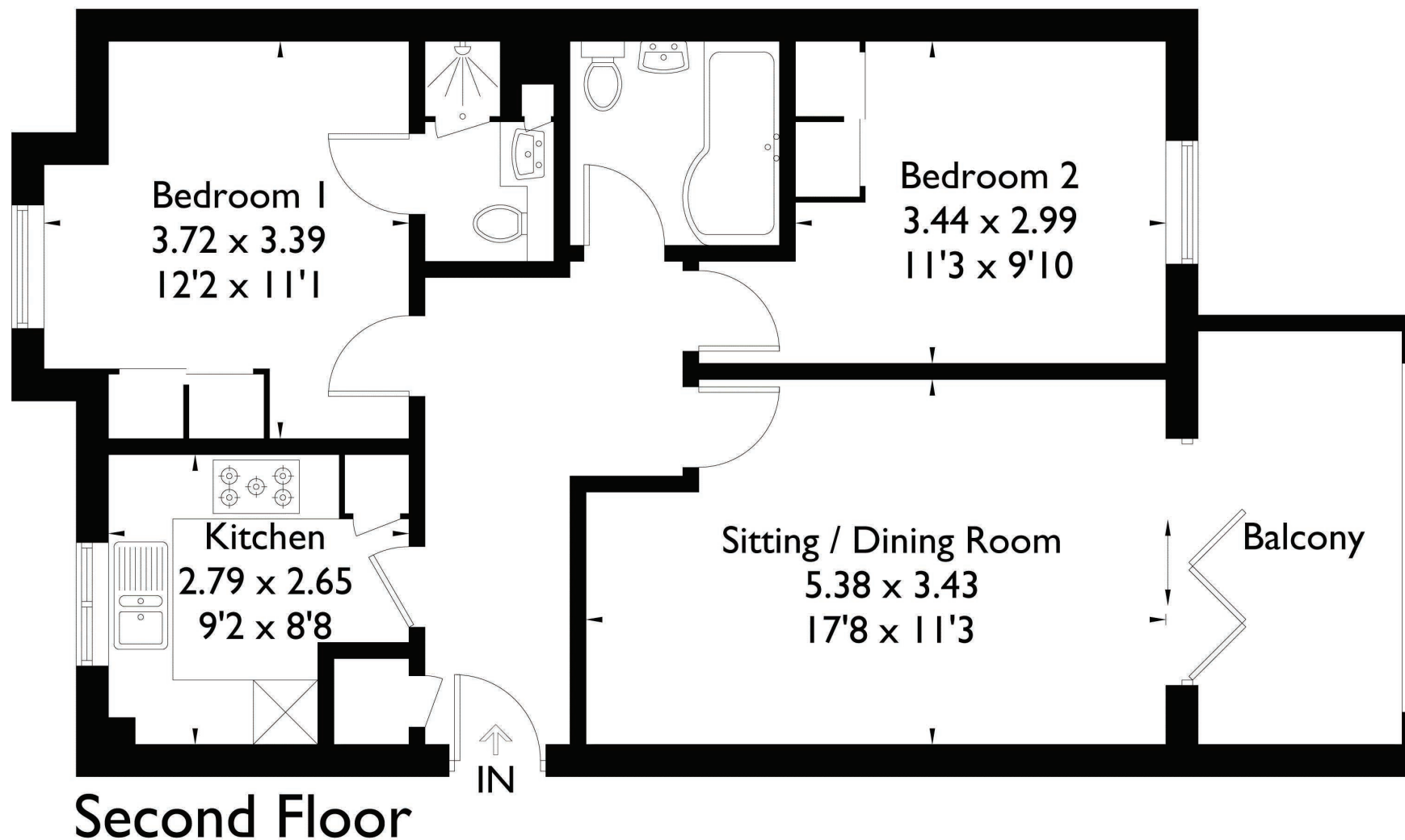
Location

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 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.



Salters Close, Rickmansworth

Approximate Gross Internal Area = 66.1 sq m / 711 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 202468

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

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	79
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poorly energy efficient - higher running costs	F		
Extremely poorly energy efficient - very high running costs	G		
England & Wales		EU Directive 2002/91/EC	

