



UXBRIDGE ROAD RICKMANSWORTH WD3
£1,650 PER MONTH AVAILABLE 01/08/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

**Uxbridge Road Rickmansworth
WD3**

**£1,650 Per Month
Furnished**

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

Features

- Immaculately presented apartment, -
Spacious living area, - Fully fitted kitchen
with appliances, - Main bedroom with
en-suite shower room, - Communal
gardens, - Allocated parking space, -
Deposit equivalent to 5 weeks' rent, -
Council tax band D

Council Tax

Council Tax Band D

Hamptons

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{ A POPULAR DEVELOPMENT WITH PARKING LOCATED CLOSE TO RICKMANSWORTH

The Property

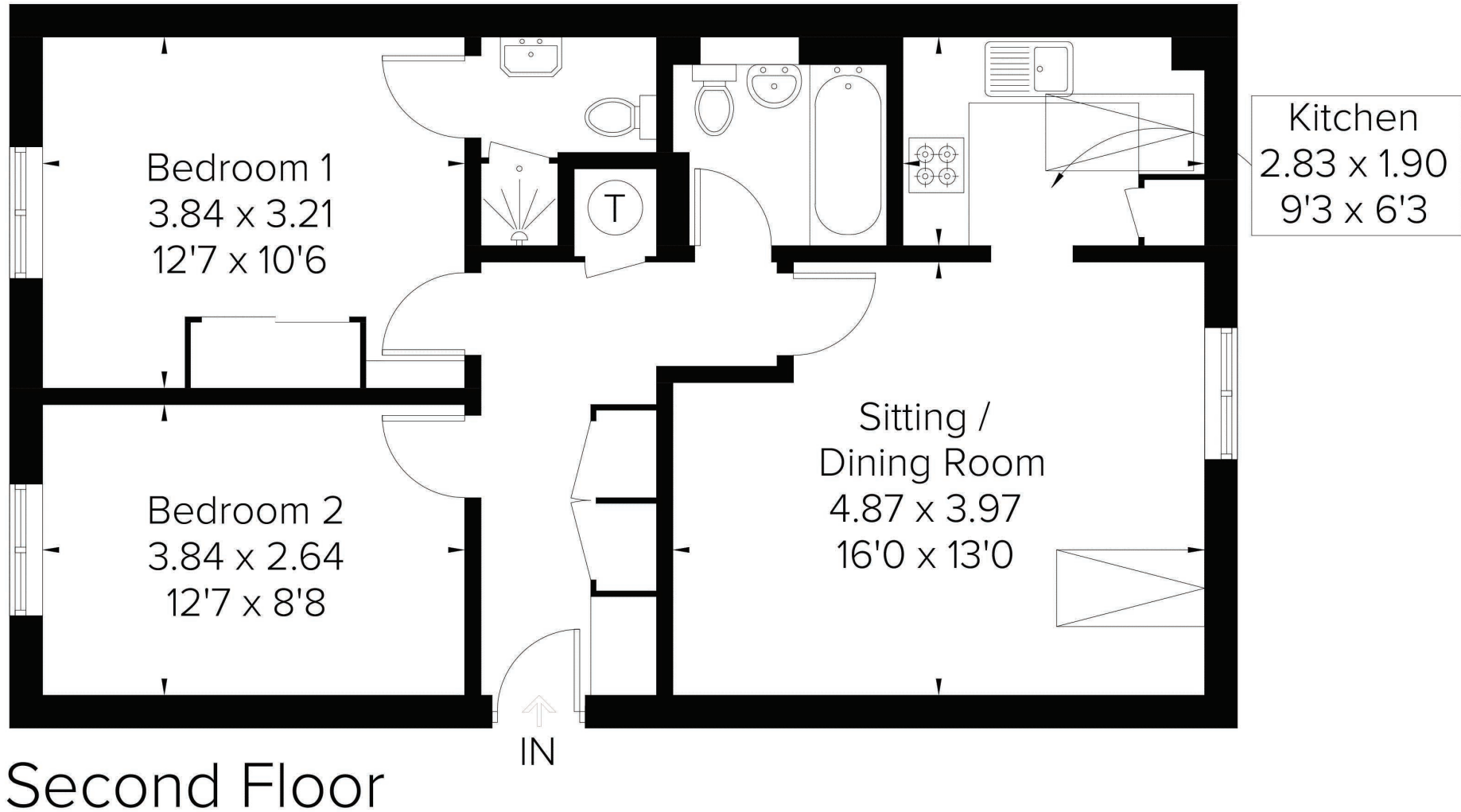
This immaculate top floor apartment is located in a popular development with close proximity to Rickmansworth town centre and the M25. Accommodation comprises: Entrance hall with storage cupboards, main bedroom with built-in wardrobes and en-suite shower room, second bedroom and family bathroom. The modern kitchen is positioned next to the living room with views over the neighbouring river and lakes. Includes communal gardens and an allocated parking space. Deposit equivalent to 5 weeks' rent. Council tax band D.

Location

Rickmansworth has a good selection of shops to include the supermarkets of Marks & Spencer, Waitrose and Tesco. The Metropolitan and Chiltern Main Line railway services to Baker Street and Marylebone are available from Rickmansworth station. The M25 is approximately 1 mile away at Junction 17 & 2.5 miles distance to Junction 18, connecting with the national motorway network and airports. The surrounding area provides a good selection of schools, both state and private.



Approximate Gross Internal Area = 63.7 sq m / 686 sq ft



FLOORPLANZ © 2019 0203 9056099 Ref: 225063

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		
	B		
	C		
	D	71	75
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

