



A first floor two bedroom apartment set within a convenient location  
The Coach House, Rickmansworth, Hertfordshire WD3 1DP

**ROBSONS**

**Asking Price: £2,150 pcm**

## **A first floor two bedroom apartment set within a convenient location**

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• ENTRANCE HALL • OPEN PLAN LIVING AREA/KITCHEN • TWO BEDROOMS • BATHROOM • ALLOCATED PARKING • SECURE BIKE SHED • UNDERFLOOR HEATING • INTEGRATED APPLIANCES • UNFURNISHED

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### **Description**

Robsons are delighted to offer to the market this first floor two bedroom apartment set within a secure, convenient and prestigious site in the heart of Rickmansworth. This superbly designed and well proportioned apartment has the additional benefit of beautiful communal grounds, parking facilities, lift and top of the range heating and electrical facilities.

**\*\*An advance reservation payment of one weeks rent is required to secure this property\*\***

### **Location**

The Coach House is set within a short stroll to Rickmansworth's vibrant and active High Street, with Marks & Spencer's and Waitrose on offer for all your grocery shopping needs. Rickmansworth Metropolitan Line tube is within a 10 minute walk and local parks, Aquadrome and canal provide a great surrounding and lifestyle benefits.








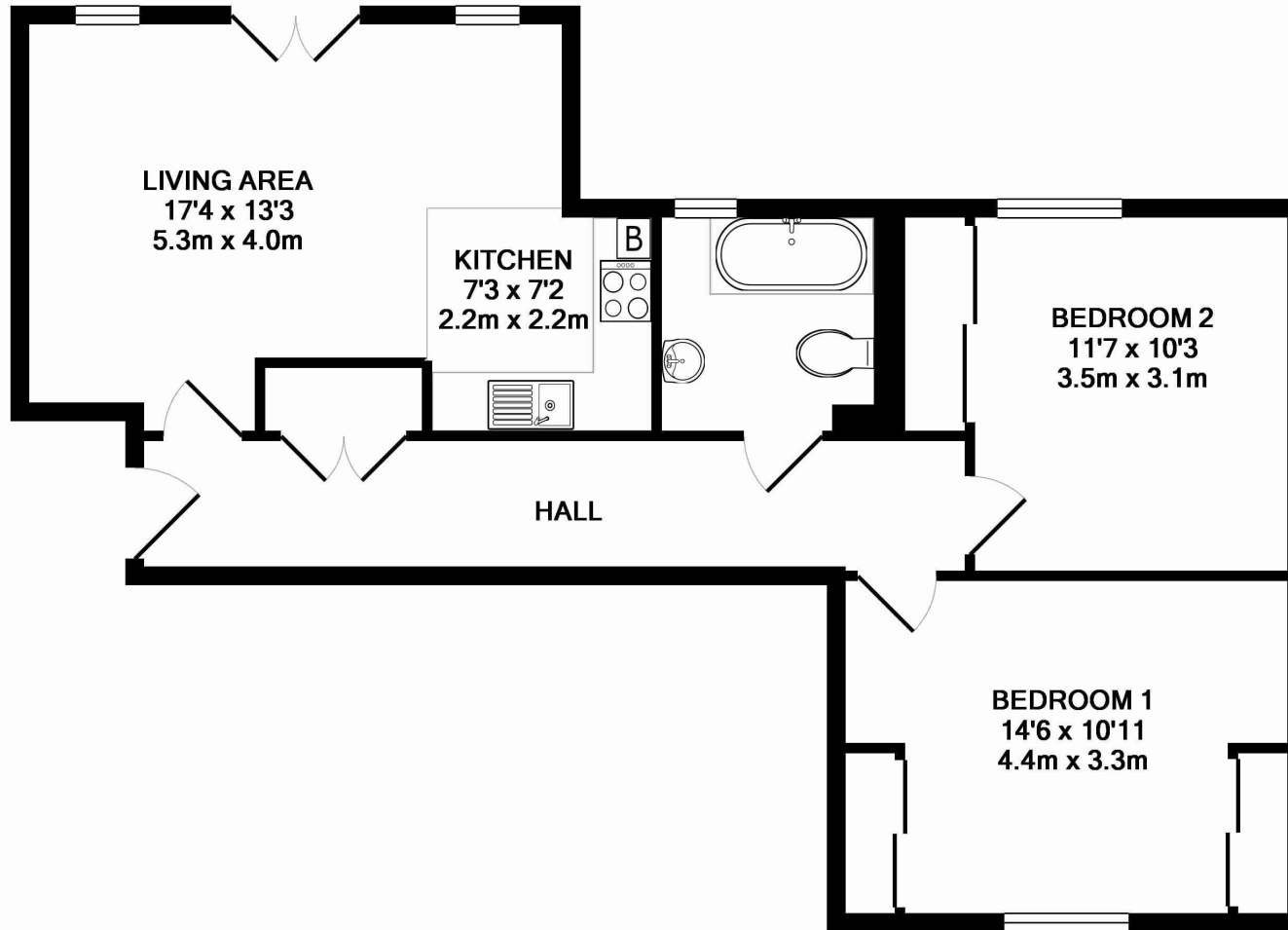
**Additional Information**

- Local Authority: Three Rivers
- Council Tax Band: D
- Deposit Amount: £2,480.00
- Reservation Payment: One weeks rent
- Energy Efficiency Rating: Band B
- Available Date: 20/06/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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