

# Austin

## Residential



**High Street, Rickmansworth, WD3 1AB**

**PCM £1,495 PCM**

**EPC Rating Current 44 Potential 60**

We are delighted to offer this refurbished two bedroom flat conveniently located in the heart of Rickmansworth Town Centre.

Property comprises; a spacious open plan kitchen/living room , two bedrooms and a modern shower room.

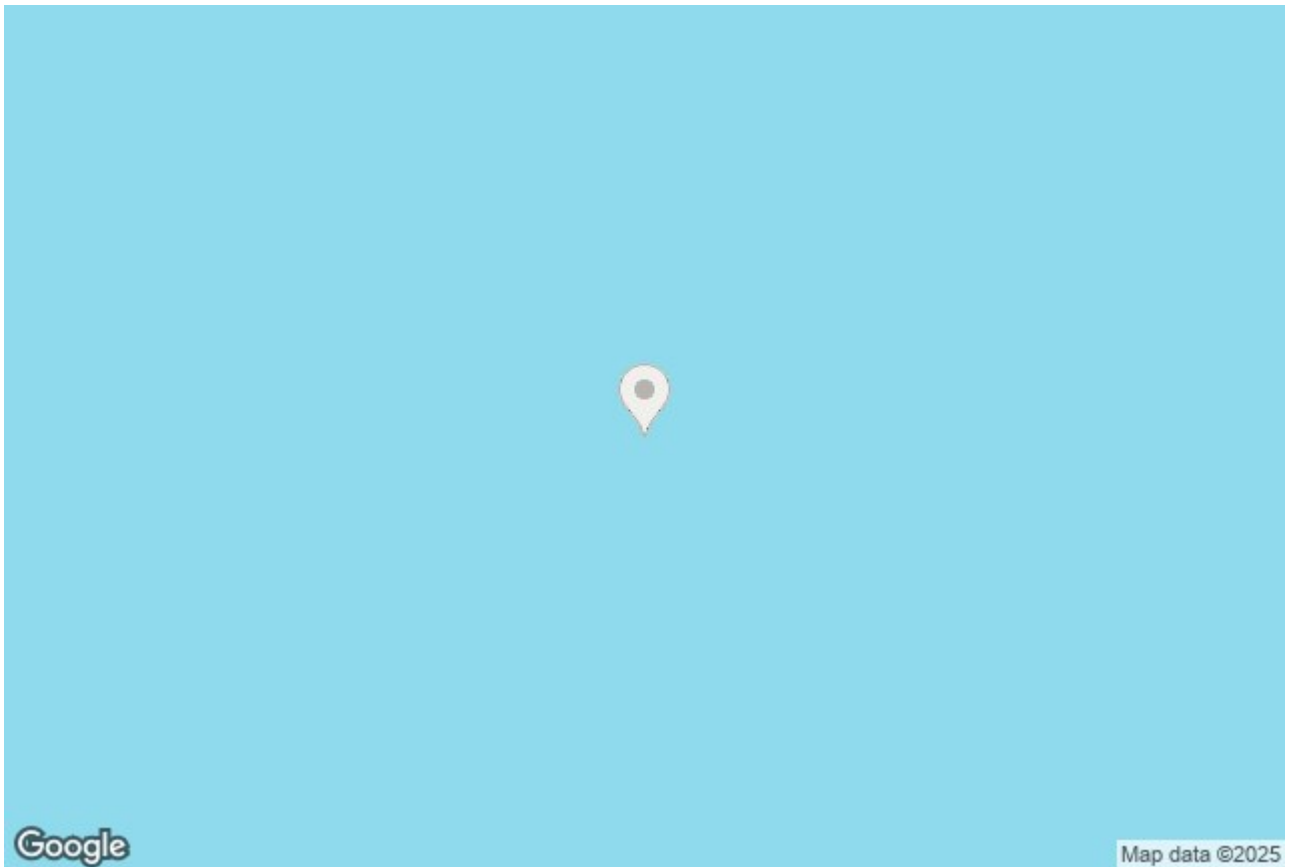
Further benefits include double glazing, electric heating and parking permit available through Three Rivers Council for surrounding residential streets close to the property.

The property is within walking distance to the many local cafes, restaurants, shops, supermarkets and schools. Rickmansworth Aquadrome is within a short distance.

Rickmansworth tube station is within walking distance servicing the metropolitan line for easy access into London. The M25 is within easy reach by car.

Available Immediately- Unfurnished





#### Important Notice

1. These Particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. Any description or any information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
3. The photographs show only certain parts of the property at the time they were taken. Any area, measurement or distances given are approximate only.
4. All statements contained in these particulars in relation to the property are made without responsibility on the part of Austin Residential nor any of their employees have any authority to make or give any representation or warranty whatsoever in relation to the property.
5. Money Laundering Regulations' intending purchasers will be asked to produce identification documentation. We would ask for your co-operation in order that there will be no delay in agreeing a sale.

**Austin**  
Residential

#### Viewing

Strictly by appointment with:  
75 High Street, Ruislip, Middlesex, HA4 8JB

 Tel : 01895 613000

 Fax: 01895 613018

 Email: [ruislip@austinresidential.co.uk](mailto:ruislip@austinresidential.co.uk)