



**Magisters Lodge
Watford Road
Croxley Green
WD3 3SZ**

**To Let
£1,750 PCM**



Newly renovated 2 bedroom first floor apartment. Excellently located near local schools, Croxley Met station and other amenities. NO LIFT. Spacious living room with Juliet balcony, fitted kitchen with appliances, two double bedrooms, one with built in wardrobes and en-suite shower room, family bathroom with shower over bath. Garage and allocated parking space. EPC rating C. Unfurnished. Available NOW.



for property advice you can trust... talk to james

01923 710 500 | jamesestateagents.com



Croxley Green

Croxley Green is a large village situated between the towns of Watford (to the East) and Rickmansworth (to the West). It has a friendly village atmosphere and the extensive village green is part of its soul and heritage. A good selection of local shops cater for its mixed family community and more extensive shopping and leisure facilities can be found in Watford (Atria Centre) and Rickmansworth. The village has excellent schools and Croxley has its own Metropolitan Line station with frequent services to Baker Street. Access to the motorway network is via junctions 17 & 18 of the M25 which are both within 2.5 miles. Croxley Green borders the Chess Valley. The Grand Union Canal forms the eastern boundary of the village. Croxley Business Park is a modern business hub which attracts a wide range of industries and provides employment for many of the local residents.

Living room 16'0" x 13'8"

With Juliet balcony

Kitchen 10'7" x 6'2"

Fitted with appliances

Bedroom 1 11'9" x 8'7"

With fitted wardrobes and en-suite shower room

Bedroom 2 10'11" x 7'8"

Family bathroom 6'1" x 5'6"

With shower over bath

Council Tax Band

Three Rivers DC - Band D - £2434 pa approx.

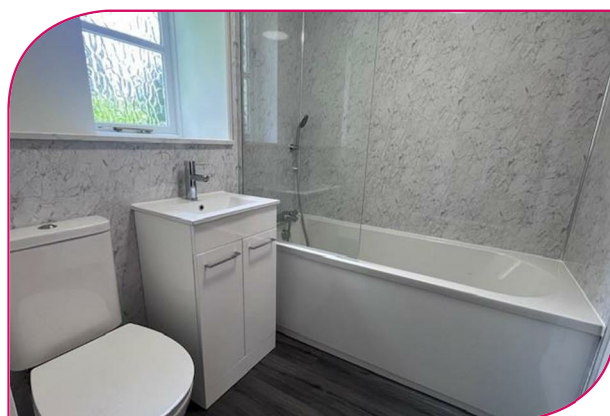
Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £52,500k pa.

Holding deposit required - equal to one weeks rental - £403.84

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £2019.23

One months rental payable in advance at Tenancy start date - £1750



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

