

Ascot Court
Winton Drive
Croxley Green
WD3 3QZ

To Let
£1,525 PCM



Nicely presented first floor apartment. NO LIFT. Close to station, local shops and schools. Hallway leading to fully fitted Kitchen with appliances, spacious light and airy reception room with wood block flooring, 2 double bedrooms master with fitted wardrobes, family bathroom with shower over bath and gas central heating. Unfurnished. EPC rating C. Available 21 March.



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.

Reception Room 18'1 x 11'2

Light and airy with wood block flooring

Kitchen 12'1 x 7'

Fully fitted with appliances

Bedroom 1 12'9 x 11'3

with fitted wardrobes

Bedroom 2 10'4 x 9'11

Family Bathroom 7'4 x 5'5

with shower over bath

Council Tax Band

Three River DC - Band C £1955.44 pa approx.

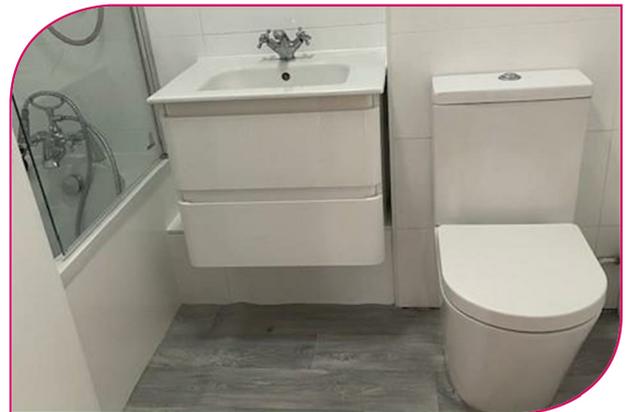
Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £45,750k pa.

Holding deposit required - equal to one weeks rental - £351.92

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1759.61

One months rental payable in advance at Tenancy start date - £1525.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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 	



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

01923 710 500 | jamesestateagents.com