

High Street, Rickmansworth,WD3

£1,950 pcm | Un-Furnished - Available Mid-January

TWO BEDROOM GROUND FLOOR APARTMENT • LIVING ROOM • FITTED KITCHEN/DINING ROOM • EN-SUITE TO BEDROOM ONE • BATHROOM/W.C. • DIRECT ACCESS TO COMMUNAL GROUNDS • ALLOCATED PARKING SPACE • TOWN CENTRE LOCATION











A TWO BEDROOM GROUND FLOOR APARTMENT situated in the heart of Rickmansworth Town Centre.

The apartment welcomes you with a spacious living room. The fitted kitchen and dining area is thoughtfully designed, providing ample space for culinary creativity and casual dining alike. Bedroom one benefits from an en-suite shower room, while the second bedroom enjoys easy access to the main bathroom with contemporary fixtures and fittings. The apartment's layout is both practical and inviting, and direct access from the living room to the well-maintained communal grounds, creates a wonderful sense of indoor-outdoor living.

The well-maintained shrubs and greenery surrounding the property ensure privacy and a tranquil atmosphere, and there is one allocated parking space.

Approximately five minutes' walk from Rickmansworth's Metropolitan/Chiltern Line station and all local amenities, whilst the M25 can be reached via a short drive to Junctions 17 or 18.

Nearest Station: 0.4 miles - Rickmansworth Station

Council Tax band: E Approx. £2939.11 2026-2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

Rooms & Measurements

- Entrance Hall
- Living Room - 15' 5" x 14' 1" (4.70m x 4.29m)
- Kitchen/Diner - 17' 10" x 9' 7" (5.43m x 2.92m)
- Bedroom One - 13' 5" x 10' 10" (4.09m x 3.30m) plus bay window
- En-Suite Shower Room
- Bedroom Two - 12' 1" x 10' 8" (3.68m x 3.25m) plus bay window
- Bathroom

Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.

TREND & THOMAS – PERMITTED PAYMENTS

Below is a list of permitted payments for Tenants:

Initial Payment Prior to Referencing (payable to Trend & Thomas 'The Agent'):

• Holding Deposit - 1 week's rent

N.B. Holding Deposits are non-refundable should an application be unsuccessful due to incorrect information being provided by the Tenant or withdrawn through no fault of the Landlord

Second Payment Prior to Move in (payable to The Agent):

• The remainder of your first month's rent

If LMG Estates Ltd t/a Trend & Thomas is in receipt of the Holding Deposit, you need to pay the remainder of the first month's rent, as rent is payable in advance. If a Holding Deposit is returned at the request of the Tenant, the full first month's rent will need to be paid at this point

• Five Weeks Security Deposit – This is held until the end of your tenancy and protected with the TDS

During the tenancy (payable to the Agent):

• Payment of up to £50.00 including VAT if you want a variation to the tenancy agreement

• Payment of interest for the late payment of rent at the rate of 3% over base rate

• Payment of any loss suffered by the Landlord plus £50.00 including VAT to cover agents' reasonable costs associated with your early termination of the tenancy

During the tenancy (payable to the provider) if permitted and applicable:

• Utilities – Gas, electricity, water

• Communications – Telephone and broadband

• Installation of Cable/Satellite

• Subscription to cable/satellite supplier

• Television licence

• Council Tax

Other permitted Payments

• Payment Per key/security device in the event that any property keys are lost by the Tenant and need replacement – Amounts dependent on individual key/security device required and will be confirmed inclusive of VAT on a case-by-case basis

Tenant Protection

LMG Estates Limited t/a Trend & Thomas is a member of safeagent (previously the National Approved Lettings Scheme), which is a client money protection scheme, and a member of the TPO (The Property Ombudsman), which is a redress scheme. You can find out more details on the agent's website or by contacting them directly.

Please note that lettings agents are required by law to publish on their website's information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove, Zoopla, etc. For properties to rent in England, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove Zoopla, etc. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove Zoopla, etc. and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description.