



## Middleton Road, Rickmansworth, WD3

£1,475 pcm | Un-Furnished - Available Late May

GROUND FLOOR MAISONETTE • LARGE LIVING ROOM • MODERN KITCHEN • ONE DOUBLE BEDROOM • THREE-PIECE BATHROOM • PRIVATE GARDEN • DRIVEWAY PARKING

TREND &  
THOMAS



A ONE DOUBLE BEDROOM GROUND FLOOR MAISONETTE  
with parking for two cars and a private garden.

The property offers a spacious living/dining room, with separate fitted kitchen and modern appliances throughout, including full height fridge-freezer, electric oven and hob. There is a good-sized double bedroom with fitted wardrobes and a bathroom with a modern white suite.

The reception room patio doors open to a private rear garden with a decked area and laid to lawn beyond. There is driveway parking at the front for up to two cars.

Situated about a mile from Rickmansworth's Metropolitan/Chiltern Line Station and Town Centre, whilst local schools, bus routes and shopping parades service Church Lane. There is also a recreation ground and leisure centre nearby. The M25 is within a short, two minute drive away at Junction 17.

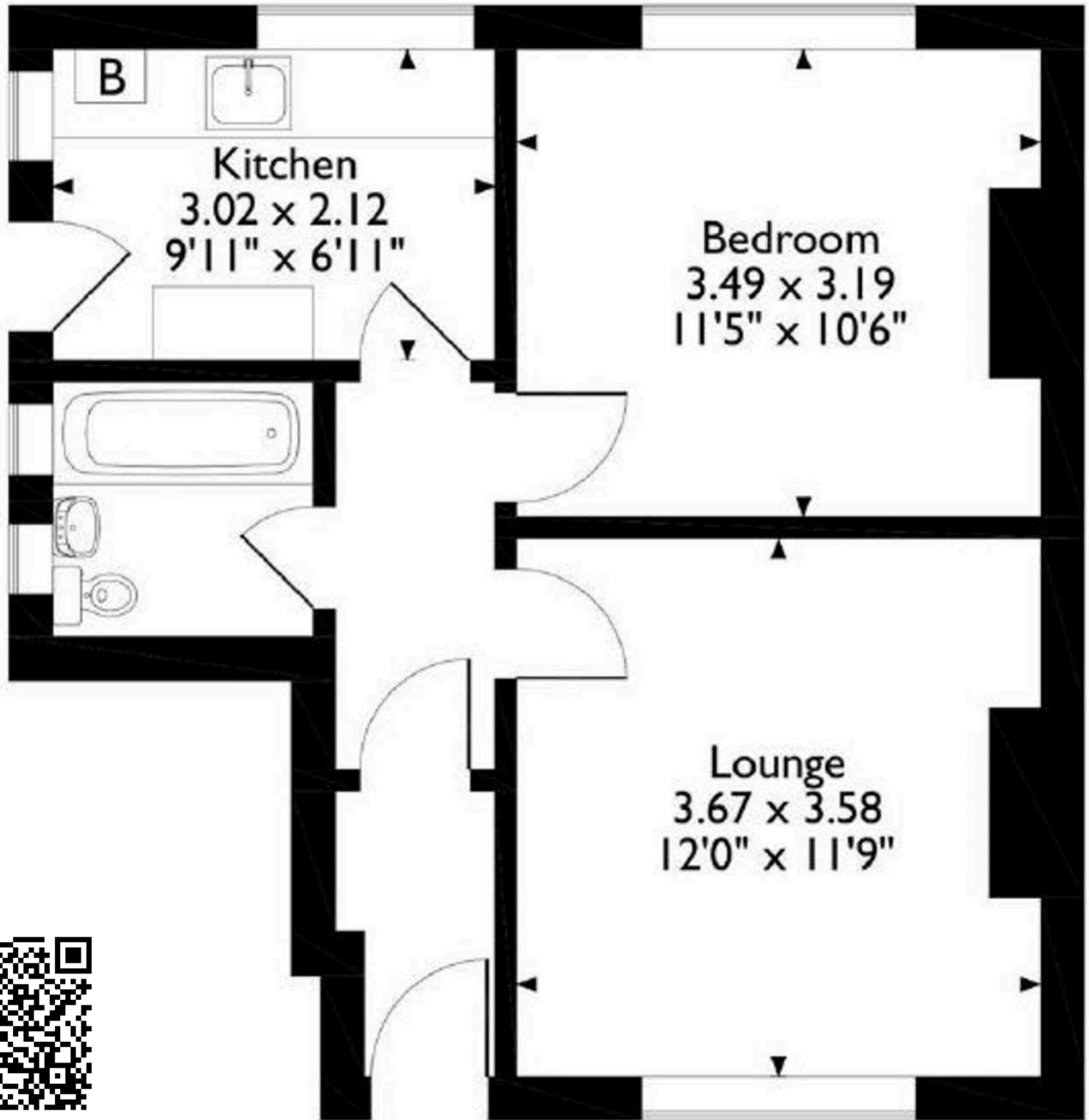
Nearest Station: 1.2 miles - Rickmansworth Station

Council Tax band: B Approx. £1783.58 2025-2026 (Three Rivers District Council)

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Middleton Road, Mill End, Rickmansworth, WD3 8JD



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.