



**New Parade Flats
Chorleywood
Rickmansworth
WD3 5NL**

**To Let
£1,550 PCM**



Spacious 2 bedroom duplex flat above shops in New Parade. Excellently located in the heart of the Village shops and walking distance to the station. Own entrance, with a hallway leading to a large reception room and fitted kitchen with appliances. Stairs leading to two double bedrooms and the family bathroom, with shower over bath. Permit Parking through Three Rivers DC. EPC rating E. Available NOW.



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Chorleywood

Chorleywood village offers a good variety of local shops, restaurants, public houses and a selection of good schools both state and private within the area. Chorleywood Station provides a frequent Metropolitan Line service to the City and the Chiltern Turbo offers a fast main line service to Marylebone. The M25 can be access at Junction 18 with links to the motorway network and major airports. The nearest towns of Rickmansworth, Amersham and Watford are all a short drive and offer a wider range of shopping and recreational amenities.

Reception 18.01x11.08

Kitchen 11.02x11.01

Fitted with appliances

Bedroom 1 18.02x11x10

With fitted wardrobe

Bedroom 2 9.03x9.02

With fitted wardrobe

Family bathroom 8.04x5.05

With shower over bath

Council Tax Band

Three Rivers - Band C - £2130 p approx.

Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £46,500k pa.

Holding deposit required - equal to one weeks rental - £357.69

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1788.46

One months rental payable in advance at Tenancy start date - £1550.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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