

High Street, Rickmansworth, WD3

£1,295 pcm | Furnished - Available Early-Mid January

GROUND FLOOR STUDIO APARTMENT • VIDEO ENTRY PHONE SYSTEM • LIVING AREA • FULLY FITTED KITCHEN • BEDROOM AREA • SECURE CYCLE STORE • PARKING SPACE • TOWN CENTRE LOCATION • CLOSE TO STATION











We are pleased to present this GROUND FLOOR STUDIO APARTMENT for rent in this prominent Town Centre location.

The property has a generous living/kitchen area with newly fitted cabinets and integrated appliances to include fridge and dishwasher, there is also a convenient utility cupboard housing a fitted washer/dryer. There is a clever cabinet naturally dividing the bedroom area with the living area which also has the benefit of a swivel TV so you can watch television in both areas of the apartment. The bedroom area also has a fitted double wardrobe. The double shower room is fully tiled, including the floor and has a fully enclosed cubicle with a pressurised shower unit.

The communal areas combine a fully tiled entrance foyer with carpeted lobbies and corridors all accessible by a residents lift. There is also the added bonus of a secure cycle store and this property has the added benefit of one parking space.

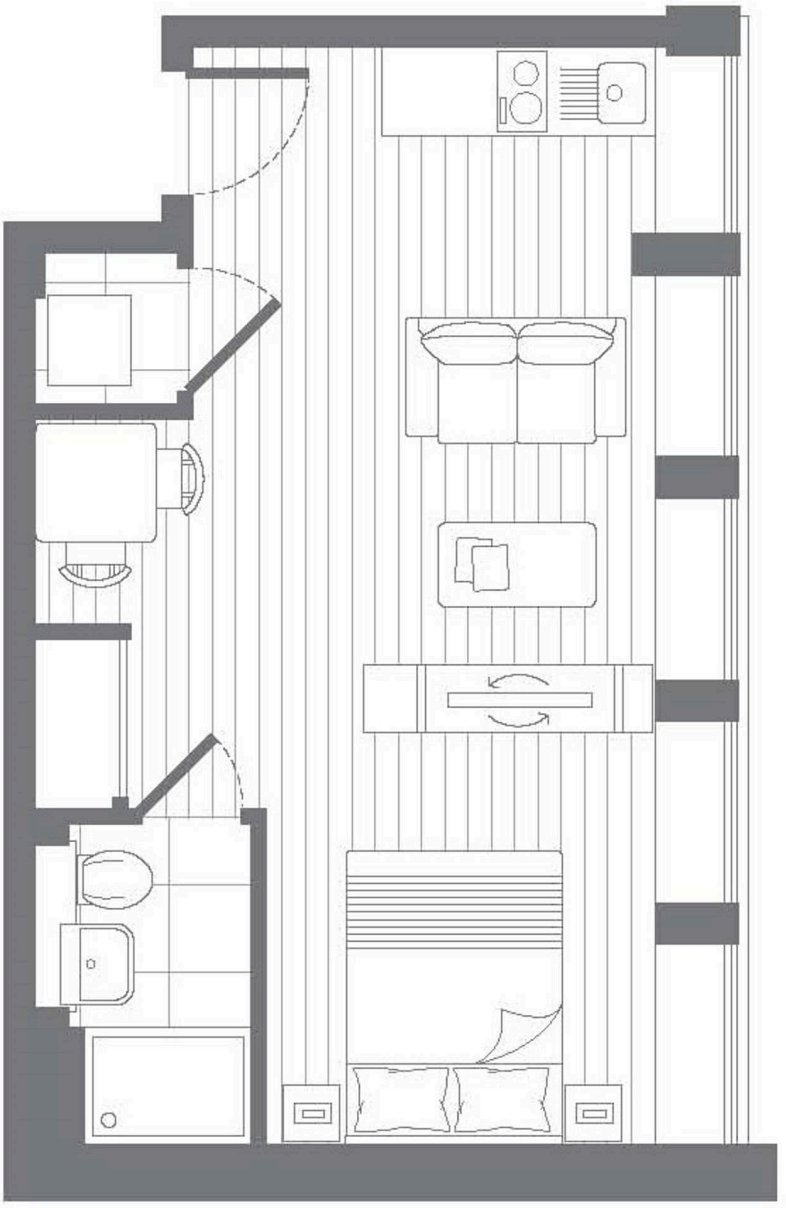
Situated in the heart of Rickmansworth Town Centre, only a short walk from the High Street with its various shops, cafes and supermarkets. The Watersmeet Theatre is a stone's throw away and the apartment is not far from the Aquadrome. The M25 is easily reached via a short drive to Junction 17 or 18 and Rickmansworth station is a short walk away.

Nearest Station: 0.3 miles - Rickmansworth Station

Council Tax band: B Approx. £1870.35 2026-2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



G04	30.0 sq.m.	323 sq.ft.
102 202	30.1 sq.m.	324 sq.ft.
Living area	4.3 x 4.2m	14'0" x 13'8"
Bedroom area	2.7 x 2.6m	8'10" x 8'6"

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.