



Malvern Way
Croxley Green
Rickmansworth
WD3 3QL

To Let
£1,525 PCM



Excellently located spacious 2 bedroom ground floor maisonette. Situated close to Croxley Met line Station, local shops and schools. Own front door, spacious living room, fully fitted kitchen with appliances, double bedroom, small double bedroom and shower room. The property comes with its own private garden with storage shed. EPC rating D. Unfurnished. Available 14 March.



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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 (Intu 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.

Living room 14.10x12.07

With bay window and door leading to the kitchen

Kitchen 8x6

Fitted with appliances

Bedroom 1 13'3" x 9'3"

Bedroom 2 10'0" x 7'8"

Shower room 7x5

Garden

With built in storage area and shed

Council Tax Band

Three Rivers DC - Band C - £2042.66pa approx.

Financials

Referencing - earnings required 30 x the rental pa. between the adult tenants - £45,750 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
Once months rental payable in advance at Tenancy start date - £1525



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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