



The Quadrant  
Rickmansworth  
Hertfordshire  
WD3 1GL

To Let  
£1,595 PCM



Excellently presented 2 bed first floor apartment in a gated complex. NO LIFT. Located on the edge of Rickmansworth Town Centre and walking distance to the Station. The apartment has its own private entrance with stairs leading to the hallway, semi open plan lounge/diner, fully fitted kitchen with appliances, 2 double bedrooms one with en-suite shower room and a family bathroom with shower over bath. ALLOCATED PARKING FOR ONE CAR. Communal gardens. EPC rating C. Available NOW.



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### Rickmansworth

Rickmansworth town centre offers a wide variety of public houses, restaurants and shops to include the foodhalls: Marks & Spencer, Waitrose and Tesco. The local area provides a selection of good schooling both state and private. There is a wide range of leisure facilities to include William Penn Leisure Centre and Moor Park/Rickmansworth Golf Club. Access to the motorway network are via Junction 17 and 18 of the M25 and for the commuter Rickmansworth Metropolitan Line station provides a gateway to London via Chiltern Line into Marylebone and Metropolitan Line into Baker Street.

### Lounge/Diner 14.9x11.2

With Juliette balcony

### Kitchen 9'10 x 9'7

Fully fitted with appliances and balcony

### Bedroom 1 12.5x10.9

With fitted wardrobes

### Bedroom 2 10.3x7.9

With fitted wardrobes

### En-suite Shower Room 7.6x3.3

Modern white suite with shower

### Family Bathroom 7.1x4.9

With shower over bath

### Council Tax Band

Three Rivers BC - Band E - £2817.51 p.a. approx.

### Financials

Referencing - earnings required 30 x the rental pa. between the adult tenants - £47,850k pa

Holding deposit required - equal to one weeks rental - £368.07

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1840.38

Once months rental payable in advance at Tenancy start date - £1595



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

