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New Parade Flats
Chorleywood
Rickmansworth
WD3 5NL

To Let

£1,500 PCM

Spacious 2 bedroom duplex flat. Excellently located in the centre of Chorleywood Village above the rear of the shops up a flight of steps, walking distance to the Station. Fitted kitchen with breakfast bar and appliances, open plan to large reception room. Stairs to 1 large double bedroom with fitted wardrobes and small double bedroom with a fitted wardrobe, family bathroom with shower over bath. NO PARKING, Permit Parking available through Three Rivers DC. EPC rating E. Unfurnished. 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.

Living room 17.10x11
Open to kitchen area

Kitchen 12.09x11
Fitted with appliances and breakfast bar. Open plan to living room

Bedroom 1 17.10x11
With fitted wardrobes

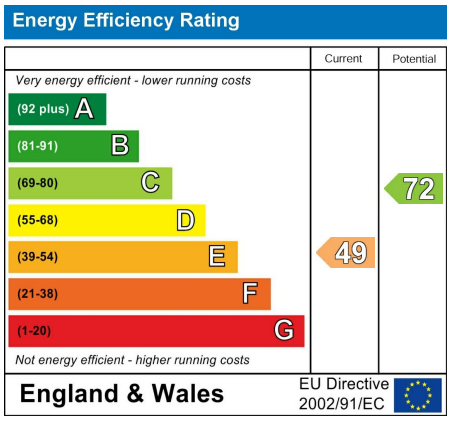
Bedroom 2 10x9.07
With a fitted wardrobe

Family bathroom 7.10x5.06
With shower over bath

Parking Permit
£39 for the first permit in a household and £71 for the second.
First permits are free where there is a holder of a valid Blue Badge in the household.
A copy of the blue badge will be requested when applying.
Parking zone NL (Lower Road)

Council Tax Band
Three River BC - Band C - £2159.70 pa approx.

Financials
Referencing - earnings required 30 x the rental pa. between the adult tenants - £45k pa
Holding deposit required - equal to one weeks rental - £346.15
Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1730.76
Once months rental payable in advance at Tenancy start date - £1500



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