

jamesestateagents.com

New Road
Croxley Green
Rickmansworth
WD3 3HH



To Let
£1,725 PCM

Newly decorated 2 bedroom ground floor Maisonette. Situated in a prime location on the popular New Road. Walking distance to Croxley Met Station, local shops and schools. Own front door with hallway leading to fully fitted kitchen with appliances, open to a Conservatory with doors leading to own private garden. Spacious living room with feature fire place, double bedroom with fitted wardrobes, large single bedroom and family shower room. Side gate to garden and storage shed with power. Permit Parking. EPC rating C. Unfurnished. Available NOW.





for property advice you can trust... talk to james

01923 710 500 | jamesestateagents.com



james
jamesestateagents.com



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 (Atria 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 14'0" x 11'10"
With feature fire place

Kitchen 2.67x2.39
Fully fitted with appliances. Open to Conservatory

Conservatory 36'1" x 22'7"
With French doors leading to the private garden

Bedroom 1 11'4" x 10'2"
With fitted wardrobes

Bedroom 2 9'1" x 8'0"

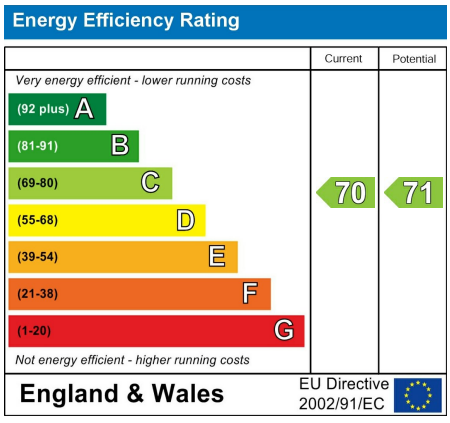
Family shower room

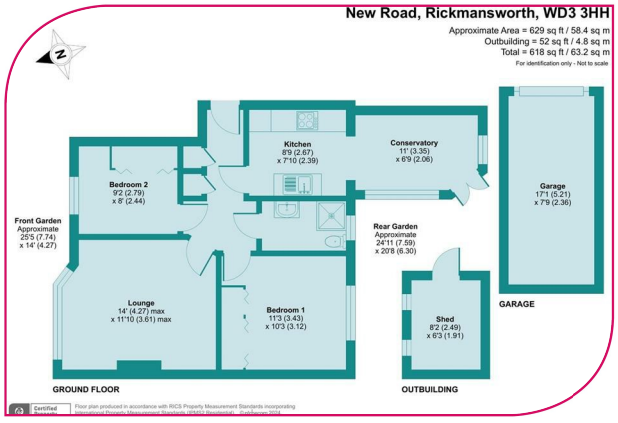
Private garden 24'10" x 20'8"
Storage shed with power

Council Tax Band
Three Rivers DC - Band C - £2162 pa approx.

Financials
Referencing - earnings required 30 x the rental pa between the adult tenants - £38,250 pa.
Holding deposit required - equal to one weeks rental - £294.23
Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1471.15
One months rental payable in advance at Tenancy start date - £1275







rightmove find your happy
Zoopla.co.uk Smarter property search
PrimeLocation.com
THE GUILD PROPERTY PROFESSIONALS
The Property Ombudsman LETTINGS
The National Approved Letting Scheme
arla propertymark PROTECTED
naea propertymark PROTECTED

for property advice you can trust... talk to james

01923 710 500 | jamesestateagents.com