Salters Close, Rickmansworth, WD3

£1,750 pcm Un-Furnished - Available Now

LIVING/DINING ROOM • MODERN FITTED KITCHEN • TWO BEDROOMS • SHOWER ROOM • TWO PARKING SPACE • BALCONY WITH STUNNING VIEWS OVER THE RIVER CHESS • TOWN CENTRE LOCATION

TREND & THOMAS

ESTATE AGENTS SURVEYORS & VALUERS

A TWO DOUBLE BEDROOM THIRD FLOOR APARTMENT with spectacular views over fishing lakes and neighbouring countryside, located within Rickmansworth Town Centre.

There is a generous hallway with doors to all rooms. The large living/dining room has sliding doors leading to a good-sized balcony with superb views in a wonderful tranquil setting.

There is a modern fitted kitchen to the front, two double bedrooms with built-in wardrobes and a modern shower room.

The property is newly decorated and has the benefit of two parking spaces, with ample visitors parking available in the development and beautifully landscaped gardens backing on to the River Chess.

Positioned less than five minutes' walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre. The Aquadrome and golfing facilities are nearby, whilst the M25 can be reached via a drive to Junctions 17 or 18.

Nearest Station: 0.5 miles - Rickmansworth Station

Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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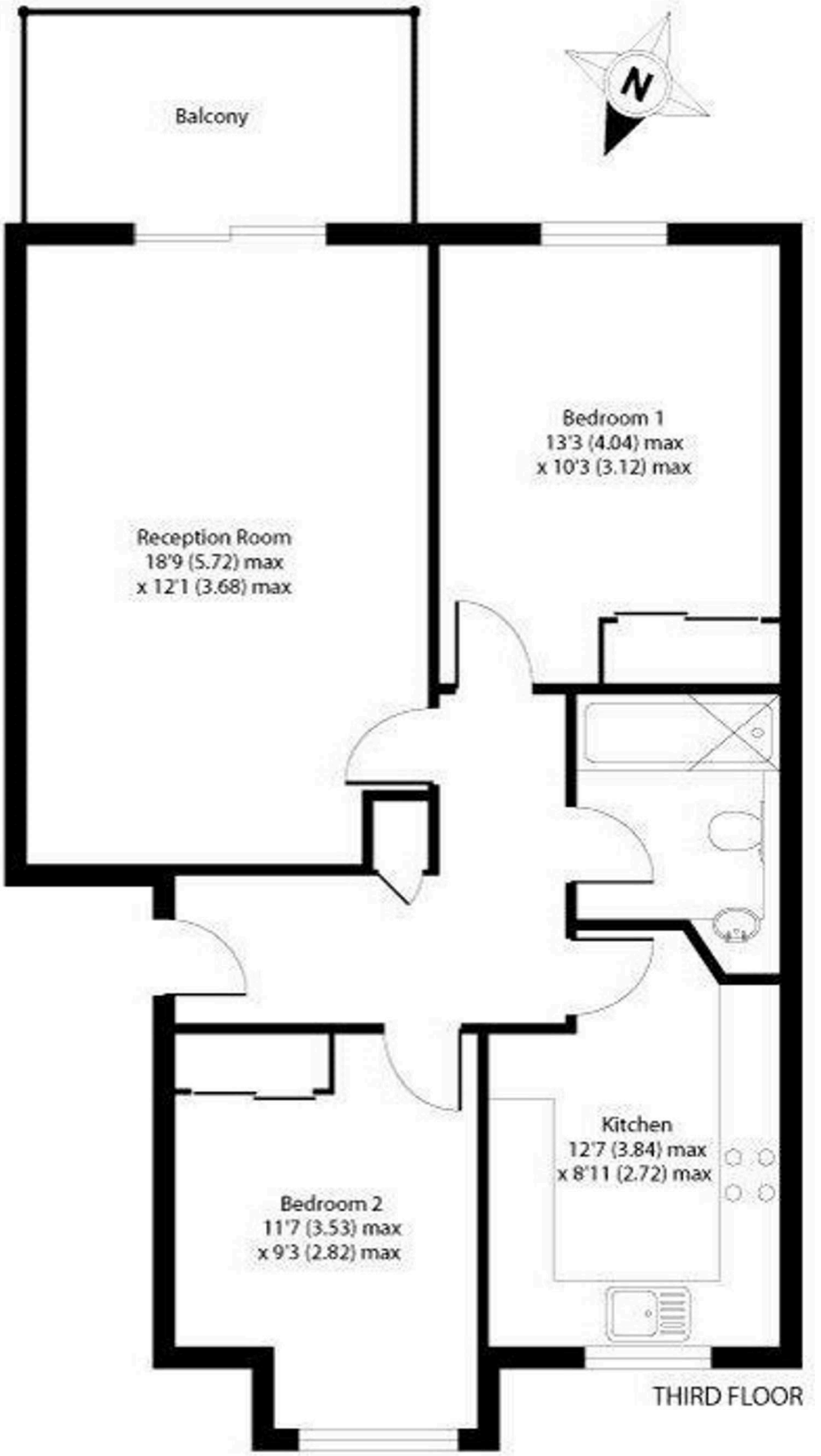
APPROX. GROSS INTERNAL FLOOR AREA 714 SQ FT 66.3 SQ METRES



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.