

2 Salters Close, Rickmansworth, Hertfordshire, WD3 1HB



Monthly fee of £1150 Un-Furnished 1 Bedroom Flat – Available Mid September

We are delighted to offer this RECENTLY REFURBISHED ONE BEDROOM FIRST FLOOR MAISONETTE in a quiet and popular Town Centre development.

- TOWN CENTRE LIVING
- RECENTLY REFURBISHED
- LIVING/DINING ROOM
- NEWLY FITTED KITCHEN
- DOUBLE BEDROOM
- NEWLY FITTED BATHROOM
- ALLOCATED PARKING SPACE

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We are delighted to offer this RECENTLY REFURBISHED ONE BEDROOM FIRST FLOOR MAISONETTE in a quiet and popular Town Centre development. The property offers a spacious LIVING/DINING ROOM, a recently fitted KITCHEN with integrated appliances, a good sized double bedroom with built in cupboard space and a recently fitted, modern BATHROOM. The property also has an ALLOCATED PARKING SPACE.

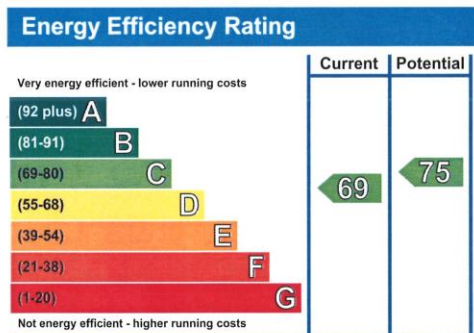
Positioned about five minutes' walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre. The Aquadrome and golfing facilities are nearby, whilst the M25 can be reached via a drive to Junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band: C £1639.00 (2020 - 2021) Further information regarding Council Tax can be obtained from Three Rivers District Council Ph 01923 776 611.
- Approx floor area: 513 Sq ft / 47.7 Sqm
- Nearest Station: 0.4 miles Rickmansworth Station – Chiltern & Metropolitan Line



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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 weeks 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are non-refundable should an application be unsuccessful due to incorrect information being provided by the Tenant or withdrawn through no fault of the Landlord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 dependant 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 also 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.

N.B. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending tenant must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made with responsibility, or warranty on the part of the owner or LMG Estates Ltd t/a Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

www.trendandthomas.co.uk

Ph 01923 773 616