

Ladywalk, Maple Cross, Hertfordshire, WD3 9YZ



## Monthly Rental Of £1,200 Un-Furnished – Available Late May 1 Double Bedroom Semi Detached House

A ONE DOUBLE BEDROOM HOUSE which occupies a quiet position in this modern development.

- LIVING ROOM / KITCHEN AREA
- DOUBLE BEDROOM
- ALLOCATED PARKING
- BATHROOM
- AMPLE VISITORS SPACES
- GARDEN

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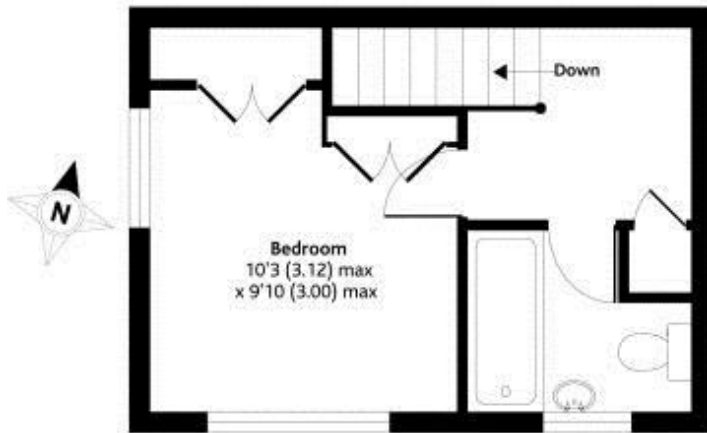
The house offers a spacious living room which leads to an open plan fitted kitchen. To the first floor is a good-sized double bedroom with fitted wardrobes and a bathroom/W.C. The property has a garden and parking for one car.

This property is situated in a small residential cul-de-sac, off Hornhill Road. The area is serviced by local schools, bus routes and local shops, whilst the M25 can be reached via a short drive to Junction 17.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1941.24 (2024-2025)
- Approx. Floor Area: 451 Sq ft / 41.8 Sqm
- Nearest Station: 2.4 miles Rickmansworth Station – Metropolitan/Chiltern Line
- Length of Tenancy: Minimum 12 months tenancy

### Ladywalk, Maple Cross, Rickmansworth, WD3 9YZ

APPROX. GROSS INTERNAL FLOOR AREA 451 SQ FT 41.8 SQ METRES



FIRST FLOOR



GROUND FLOOR

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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are non-refundable should an application be unsuccessful due to incorrect information being provided by the Tenant or withdrawn through no fault of the Landlord*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

