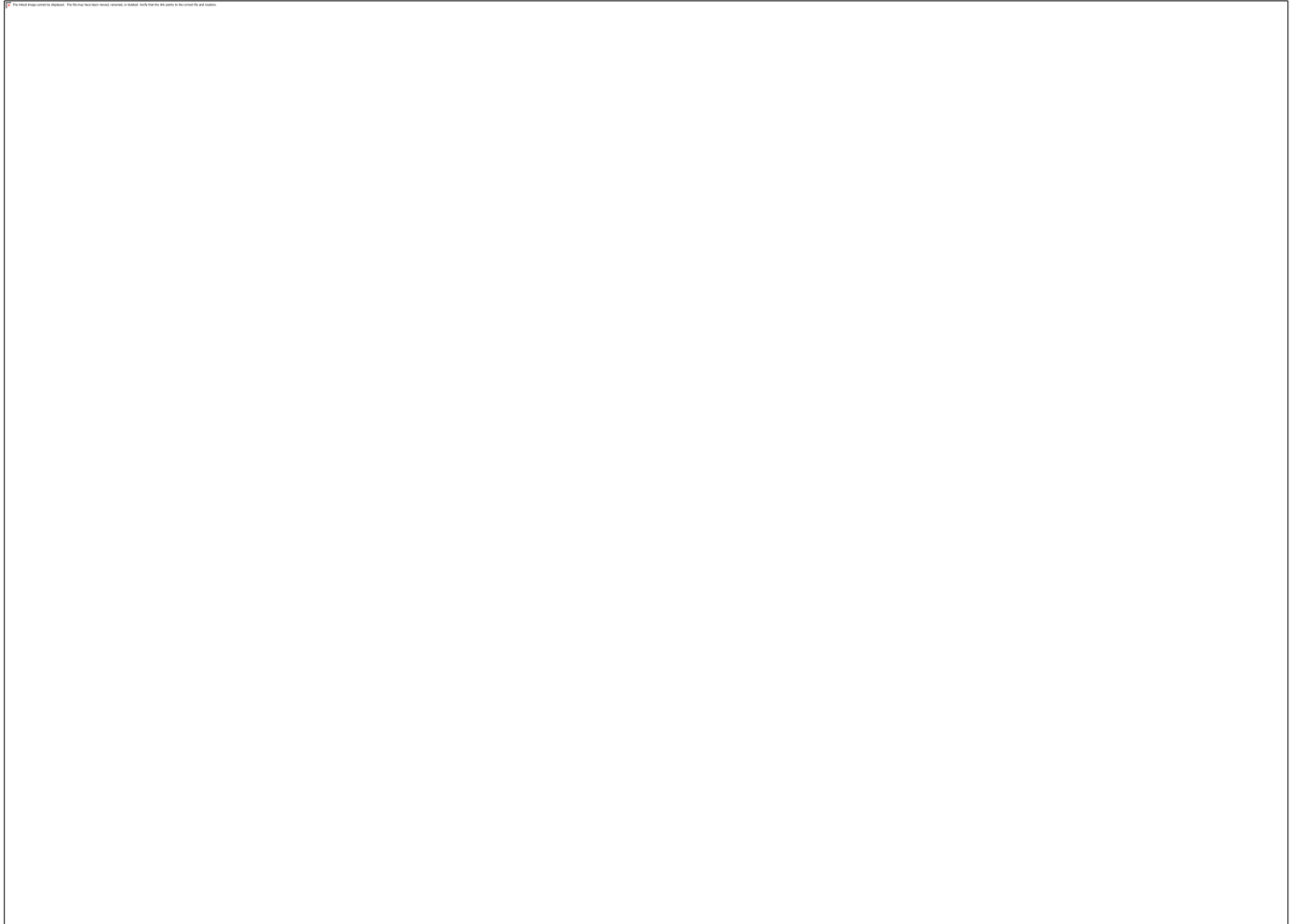


63 Ebury House, Goral Mead, Rickmansworth, Hertfordshire, WD3 1BP



**Monthly Rental Of £1,240 Un-Furnished - Available Now**  
**2 Double Bedroom Ground & First Floor Maisonette**

We have pleasure in offering this RECENTLY REDECORATED TWO DOUBLE BEDROOM SPLIT-LEVEL MAISONETTE on the ground and first floor, in a quiet, friendly and well maintained development, positioned in a sought after Town Centre location.

- LIVING/DINING ROOM
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS

- BATHROOM
- TERRACE TO REAR
- COMMUNAL GROUNDS

- PERMIT PARKING AVAILABLE
- GARAGE IN BLOCK
- TOWN CENTRE LOCATION

**01923 773 616**

**[www.trendandthomas.co.uk](http://www.trendandthomas.co.uk)**

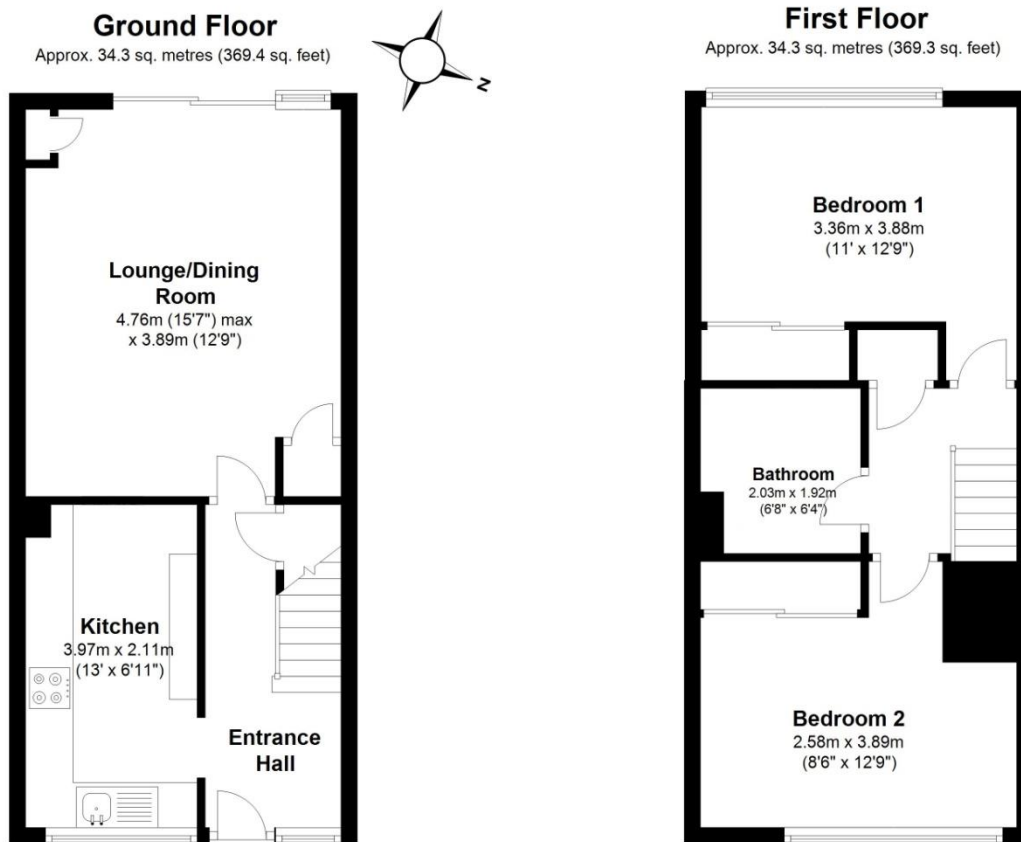
## 63 Ebury House, Goral Mead, Rickmansworth, Hertfordshire, WD3 1BP

The ground floor offers a modern fitted KITCHEN and a spacious LIVING/DINING ROOM with access to rear TERRACE. The first floor has two good sized double bedrooms and a modern BATHROOM/W.C.

The COMMUNAL GROUNDS are attractive and very well maintained with access to a communal BBQ area.

Positioned less than three minutes' walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre. The Aquadrome and other golfing and equestrian 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 Approx. £1575 (2019-2020)
- Approx floor area: 738 Sq ft
- Nearest Station: 0.5 miles Rickmansworth Station – Metropolitan/Chiltern Line

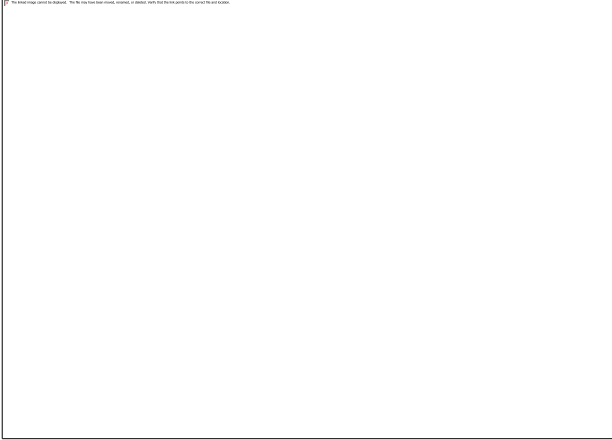
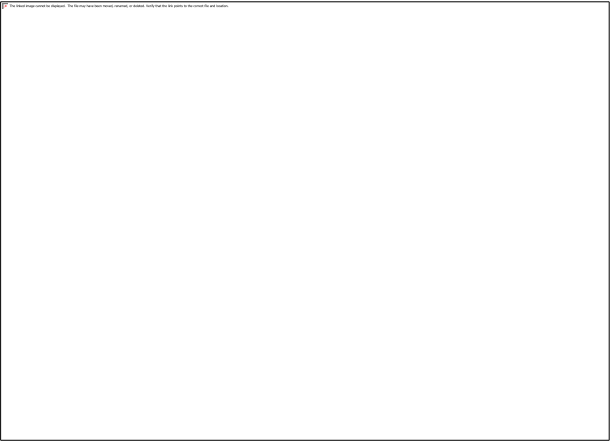
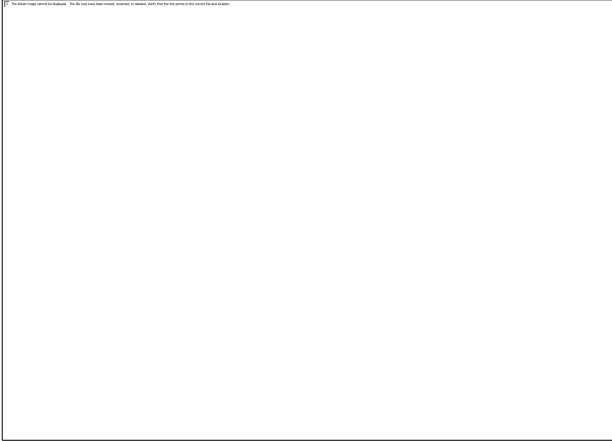
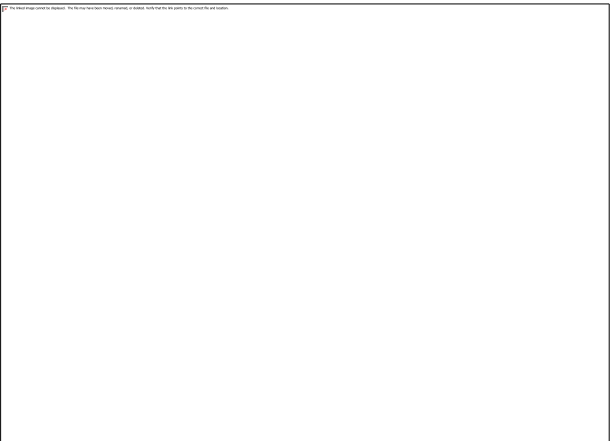


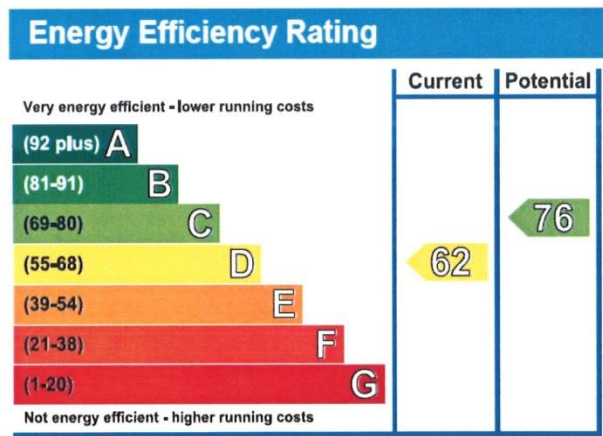
Total area: approx. 68.6 sq. metres (738.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.



63 Ebury House, Goral Mead, Rickmansworth, Hertfordshire, WD3 1BP





### 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.

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