



Rickmansworth Road, Watford, WD18

£1,650 PCM | Un-Furnished Available End of August

FIRST FLOOR APARTMENT • LIVING/DINING ROOM • MODERN FITTED KITCHEN • TWO BEDROOMS • BATHROOM •
ALLOCATED PARKING • CLOSE TO STATION & WATFORD TOWN CENTRE

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





Trend & Thomas are delighted to present this TWO BEDROOM FIRST FLOOR APARTMENT, close to Watford Station & Watford Town Centre.

There is a spacious living/dining room with a sliding patio door to a large private balcony overlooking the rear. There is a modern fitted kitchen with ample storage in wall and base cabinets. There are two bedrooms both with built-in storage and a small balcony off bedroom one overlooking the front of the development. Completing the property is a modern white bathroom suite and convenient guest W.C.

There are communal grounds surrounding the property and an allocated parking space.

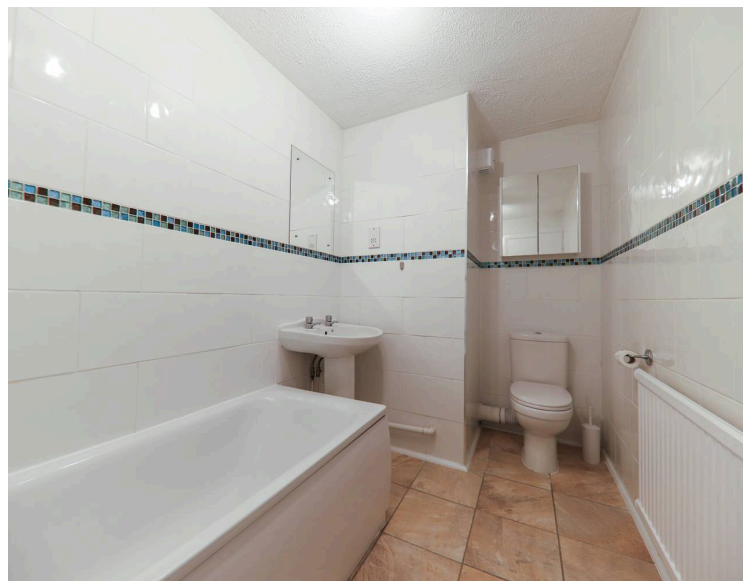
The property occupies a most convenient position, very close to Watford Metropolitan Line Station, Watford Town Centre and Cassiobury Park. Watford Shopping Centre is also within a mile away. The M25 is easily reachable from either junction 19 or 20, which provides easy access to Heathrow airport and the M1.

Nearest Station: 0.5 miles – Watford Station

Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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are non-refundable should an application be unsuccessful due to incorrect information being provided by the Tenant or withdrawn through no fault of the Landlord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