



A modern & well presented purpose built two bedroom duplex apartment  
Talbot Road, Rickmansworth, Hertfordshire WD3 1HW

**ROBSONS**



**Asking Price: £1,725 pcm**

## **A modern & well presented purpose built two bedroom duplex apartment**

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• ENTRANCE HALL • CLOAKROOM • LIVING/DINING ROOM • KITCHEN • FIRST FLOOR - MASTER BEDROOM WITH EN-SUITE BATHROOM • BEDROOM TWO WITH EN-SUITE BATHROOM • LARGE EAVES STORAGE AND WALK-IN WARDROBE • ONE ALLOCATED PARKING SPACE • UNFURNISHED

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### **Description**

A modern & well presented purpose built two bedroom duplex apartment offering spacious accommodation positioned moments from Rickmansworth town centre with its shops, Waitrose supermarket and the Metropolitan Line station providing access to Baker Street and the City.

### **Location**

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond.

The M25 motorway is available at both junction 17 and 18 connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is well catered for walks, sailing, fishing and water skiing sports





### Additional Information

- Local Authority: Three Rivers
- Council Tax Band: F
- Deposit Amount: £1,990.00
- Reservation Payment: One weeks rent
- Energy Efficiency Rating: Band C
- Available Date: 15/07/2020

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	79	82	81 83
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

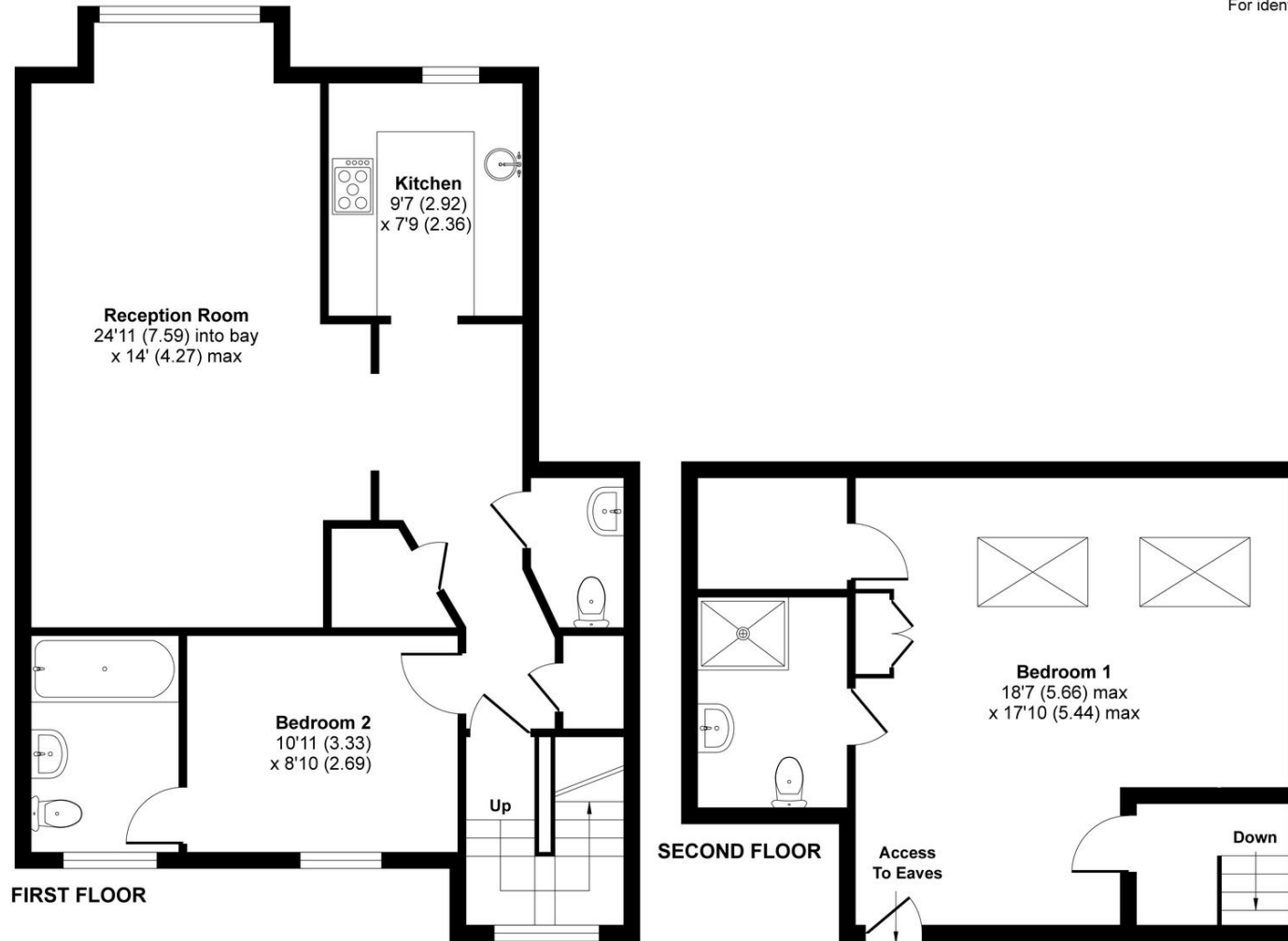
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



# Redpale Court, Talbot Road, Rickmansworth, WD3

Approximate Area = 1123 sq ft / 104.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Robsons Lettings. REF: 628124



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