



Downer Drive, Sarratt, Rickmansworth, Hertfordshire, WD3 6BD

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£1,350 PCM



Description:

Kings Langley Estates are delighted to offer this newly refurbished ground floor two-bedroom flat situated in the highly regarded Village of Sarratt. The property is located within walking distance to local amenities. The accommodation comprises: Entrance hallway, two bedrooms, fitted kitchen, bathroom and a private garden area to the rear. Council Tax Band C. Viewings come strongly advised through the appointed Sole Agents.

- Ground floor flat
- Two bedrooms
- Reception room
- Kitchen
- Private garden to the rear

Additional Information:

Location: Within close proximity to local amenities.

Viewings:

By appointment only, via Kings Langley Estates - Call 01923 947373

"With over 28 years experience within the property industry I have a wealth of knowledge in delivering exemplary and unsurpassed discretionary customer service to all clientele"

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

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 (CO₂) emissions. The higher the rating the less impact it has on the environment.



David Freeman
Director







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