



## Cricket Lane, Hampton £2,295 Per Month

Welcome to this charming split-level apartment located on Cricket Lane in the picturesque Hampton Hill. This newly refurbished property boasts not only a prime location but also stunning views over the beautiful Bushy Park. As you step into this apartment, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With three cosy bedrooms, there is plenty of room for a growing family or for those who enjoy having a home office or guest room. One of the highlights of this apartment is the abundance of natural light that floods the space, creating a bright and airy feel. The double glazing throughout the property not only helps to keep the space warm and quiet but also enhances energy efficiency.

Available: NOW  
Furnished/Unfurnished: Unfurnished  
Council: London Borough of Richmond  
Council Tax Band: TBC  
EPC Rating: E  
Pets: Not Considered - Against Headlease

To pass referencing through our agency Goodlord, your income (solely or jointly) needs to be more than £68,850 per annum, If a guarantor is required, subject to Landlords consent, then the guarantor would need to have an income of at least £82,620 per annum.

To secure the tenancy you will be required to pay one weeks' rent and then have seven days to complete the necessary documentation for the referencing process before the contracts will then be sent out to you. The rate of rent is not inclusive of utility bills and these rates are tenant responsibility to organise separately, i.e. water, gas, electric, telephone, internet, council tax etc. Any early termination of the contract would mean the Tenant is liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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