



## Farrs Mews, Ebury Road, Rickmansworth £225,000 *Freehold*

Just one house remaining, these brand new and unique one bedroom mews houses are located in Rickmansworth Town Centre, tucked away just off the High Street. They are all finished to an exceptional standard throughout. Each mews house has its own front door leading into an open plan living area and the kitchen which is fully fitted with top of the range appliances. There is also a separate downstairs WC. The stairs lead up to a first floor landing with high ceilings and a Velux roof window, with door leading onto the double bedroom which features fitted wardrobes. There is a modern, fully tiled shower room with high ceilings and a Velux roof window. Each property also has a large boarded loft space, which offers a great storage option. The properties are double-glazed and have a renewable energy under floor heating system throughout. A viewing is strongly recommended to appreciate the quality and location of these unique new homes.

- Brand New One Bed Mews Houses
- Fully Integrated Kitchens
- Allocated Parking
- Open Plan Downstairs Living Space
- Renewable Under floor Heating System
- 10 year BLP Warranty
- Modern Fully Tiled Shower Rooms
- Town Centre Location
- Last house remaining

To view this property contact: New Homes Team  
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### Energy Performance Certificate



Farrs Mews, 24, Ebury Road, RICKMANSWORTH, WD3 1BN

Dwelling type: End-terrace house  
 Date of assessment: 08 February 2013  
 Date of certificate: 08 February 2013  
 Reference number: 0388-6019-7342-0747-7960  
 Type of assessment: SAP, new dwelling  
 Total floor area: 39 m<sup>2</sup>

#### Use this document to:

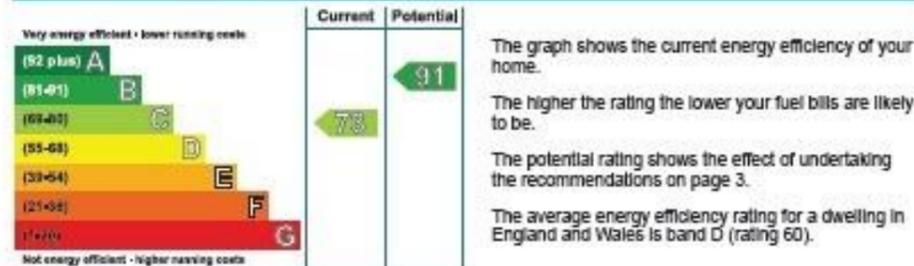
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,188
Over 3 years you could save	£ 120

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 84 over 3 years	£ 84 over 3 years	
Heating	£ 810 over 3 years	£ 810 over 3 years	
Hot Water	£ 294 over 3 years	£ 174 over 3 years	
<b>Totals</b>	<b>£ 1,188</b>	<b>£ 1,068</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating



#### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 120
2 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 678

Nearest train station:  
Rickmansworth Station approximately 0.25 of a mile

Nearest underground station:  
Rickmansworth Station approximately 0.25 of a mile

Distance to town centre:  
Approximately 300 ft

M25:  
2 miles to Junction 18

■ Local Authority:  
Three Rivers District

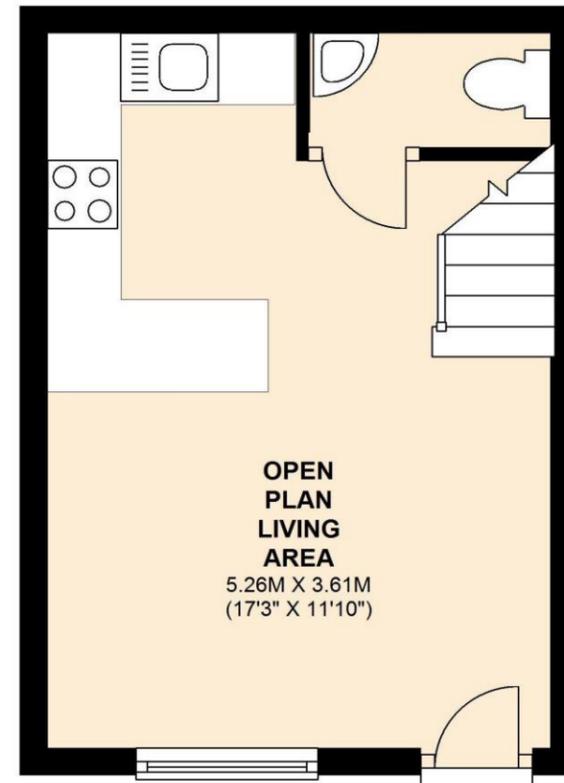
■ Council tax:  
Band - TBC

■ Approx floor area:  
400 sq ft

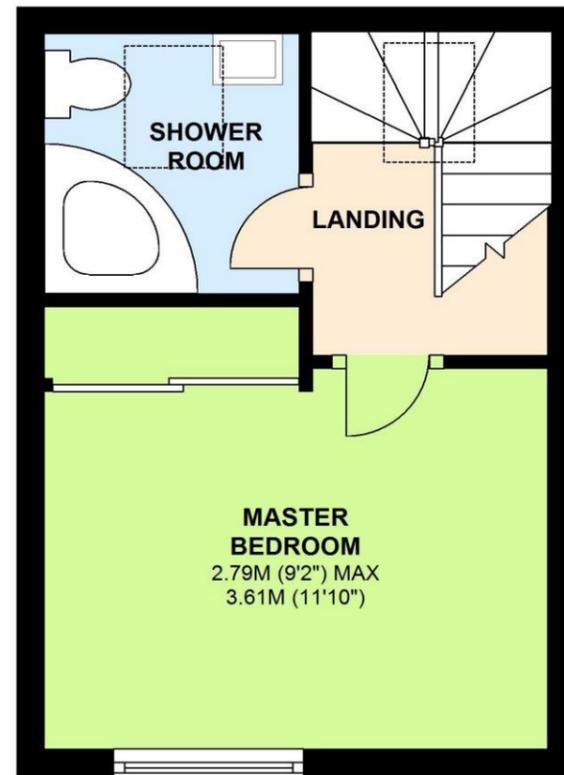


Disclaimer: The images shown are photographs of the show home at Farris Mews.

### GROUND FLOOR



### FIRST FLOOR



Please note the above floor plan is for houses 1 & 3  
Houses 2, 4 & 5 are handed.

For clarification, we wish to inform prospective buyers that we have prepared these property particulars as a general guide. None of these statements contained in these particulars are to be relied upon as statements of representations of fact. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishing.