

50% SHARED OWNERSHIP

£195,000

St. Mawes Close

Croxley Green, Rickmansworth, WD3 3GH

PROPERTY SUMMARY

The full market price for this property is £390,000, with shares available from 50% - 100% subject to approval by Hightown Homes. Based on a 50% share of ownership there is a monthly rent charge of £536.76 and a service charge of £183.23 per month. Rent charge would be lower if larger share of property purchased. Lease 86 years remaining.

Welcome to this stylish, well presented, 2 bedroom ground floor apartment located in the desirable St. Mawes Close, Croxley Green. Nestled within a tranquil cul-de-sac on the exclusive Merchants Taylors development. Spanning an impressive 696 square feet, accommodation includes, hallway with storage, modern appliance fitted kitchen, lounge/diner with Juliette balcony, two double bedrooms and a contemporary bathroom. Additional highlights include gas central heating and double glazing. The property also benefits from two allocated parking spaces. Residents can enjoy the beautifully maintained communal grounds and have access to the developments tennis courts. In summary, this delightful apartment in Croxley Green is an excellent choice for those seeking a modern, well-located home with ample amenities and a welcoming community atmosphere..

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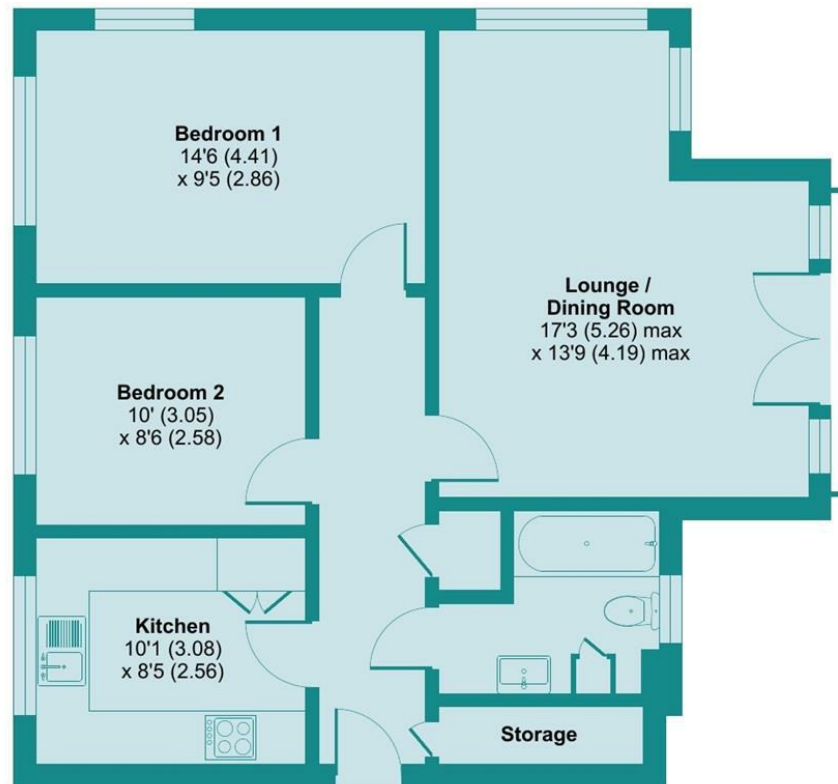




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Approximate Area = 696 sq ft / 64.6 sq m

For identification only - Not to scale



GROUND FLOOR

LOCAL AUTHORITY

Three Rivers District Council

TENURE

Leasehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for James Estate Agents. REF: 1284223



OFFICE ADDRESS
141 New Road
Rickmansworth
Hertfordshire
WD3 3EN

OFFICE DETAILS
01923 710500
info@jamesestateagents.com
<https://www.jamesestateagents.com>