

## **PROPERTY SUMMARY**

NO UPPER CHAIN. Lease currently being extended 244 years to 2208

Well presented, one bedroom ground floor flat. Ideal for single professional. Short walk to Croxley Met Station, shops and local amenities. The property comprises of own front door with hallway leading into fitted kitchen/diner/lounge, double bedroom, shower room. Off street parking to the rear of the property via access road. Communal garden area. Ground Rent: £50.00, Service charges: £452.89. (Building Insurance £252.89 & Management Fee £200)

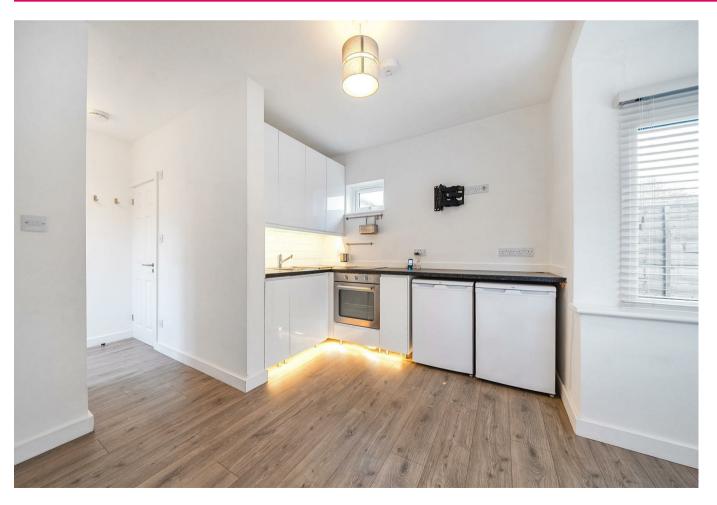






















# New Road, Croxley Green, Rickmansworth, WD3 3HH

Approximate Area = 286 sq ft / 26.6 sq m

For identification only - Not to scale

## LOCAL AUTHORITY

Three Rivers District Council

#### **TENURE**

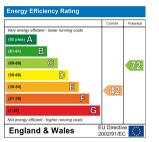
Leasehold

### **COUNCIL TAX BAND**

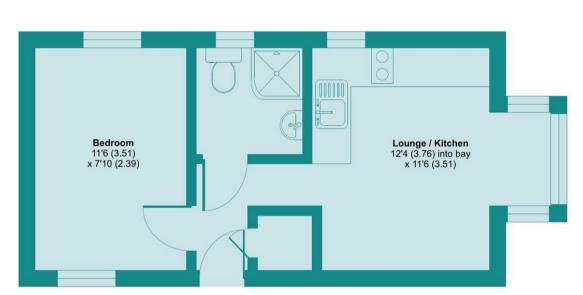
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#### **VIEWINGS**

By prior appointment only



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



**GROUND FLOOR** 

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Estate Agents. REF: 1207348



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