



GUIDE PRICE

**£169,500**  
**New Road**

Croxley Green, Rickmansworth, WD3 3HH



## 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)

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Approximate Area = 286 sq ft / 26.6 sq m

For identification only - Not to scale



GROUND FLOOR

### LOCAL AUTHORITY

Three Rivers District Council

### TENURE

Leasehold

### COUNCIL TAX BAND

B

### 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	42	72
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 2024. Produced for James Estate Agents. REF: 1207348



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