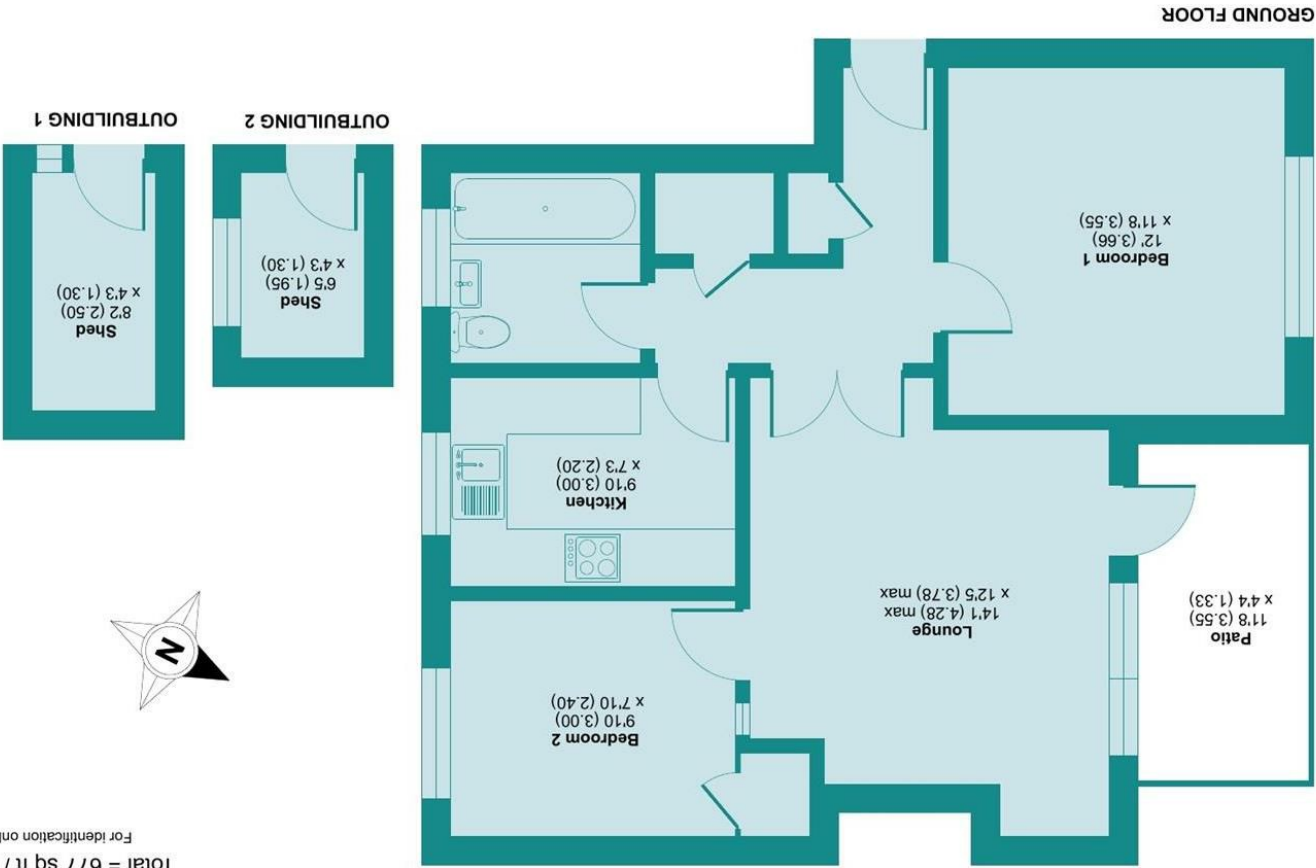


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for James Estate Agents. REF: 1396928



Approximate Area = 615 sq ft / 57.1 sq m  
Outbuildings = 62 sq ft / 5.7 sq m  
Total = 677 sq ft / 62.8 sq m  
For identification only - Not to scale

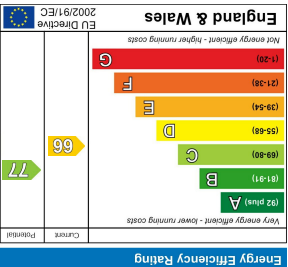
## Grove Crescent, Croxley Green, Rickmansworth, WD3 3JS

LOCAL AUTHORITY  
Three Rivers Council

TENURE  
Leasehold

COUNCIL TAX BAND  
B

VIEWS  
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



GUIDE PRICE

£280,000

GROVE CRESCENT

CROXLEY GREEN, RICKMANSWORTH, WD3 3JS

PROPERTY SUMMARY

NO UPPER CHAIN. In need of total refurbishment this large two bed ground floor apartment offers great potential for an investor or first time buyer. Situated close to local shops and The Green it offers two great size bedrooms, a spacious lounge, bathroom and great size kitchen. With a bit of creative vision and some hours of good old fashioned hard work this could be made into a lovely apartment. It has direct access onto the communal gardens and is offered with an 88 year lease and sensible service charges. Lease: 88 years remaining, Ground Rent: £10.00 per annum Service Charges: £830.42 (estimated) per annum.

2



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