



A STYLISH AND MODERN TWO BEDROOM TOP FLOOR APARTMENT

Mallard Court, Swan Close, Rickmansworth, Herts, WD3 1SB

ROBSONS

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- RECEPTION ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- SECURE ENTRANCE
- GATED ALLOCATED PARKING
- NO ONWARD CHAIN

Showcasing stylish and modern interiors throughout, is this two bedroom top floor apartment that is ideally situated close to local amenities, schools and excellent transport links and is available to the market with no onward chain.

The apartment is accessed via a secure communal entrance and a stair case leading to an entrance hallway with a storage cupboard and access to all rooms. A generous, light and bright, modern open plan reception/dining room with bay window and a well equipped kitchen featuring a variety of fitted units with integrated appliances.





Stairs take you to the second floor where there is a stylish well-appointed principal bedroom with fitted wardrobes, a second good-sized double bedroom and a fully tiled shower room.

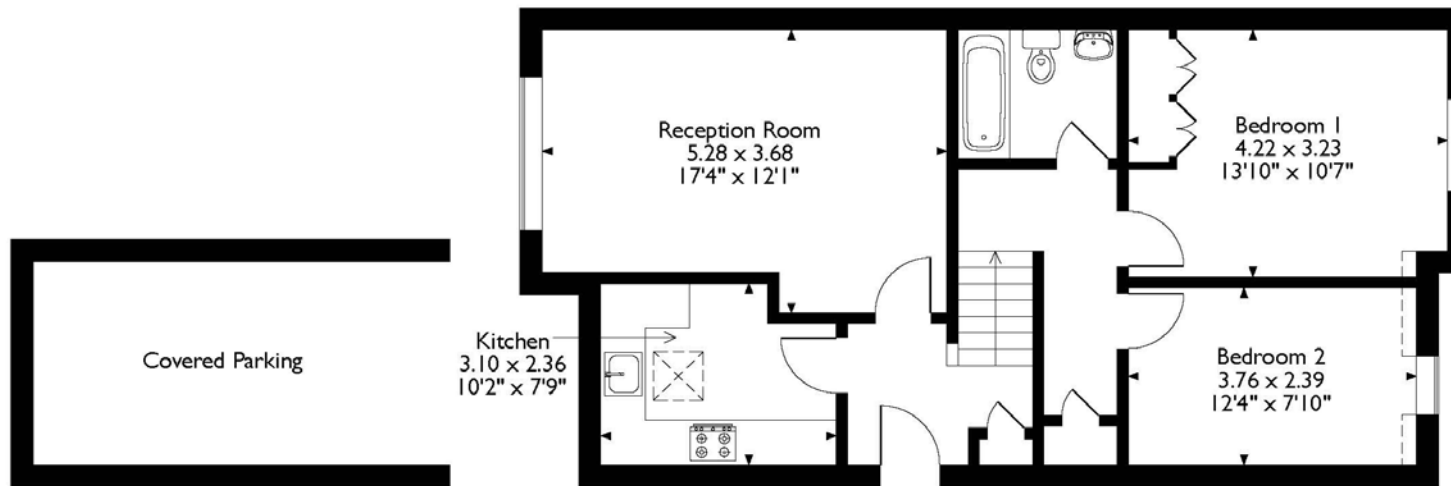
Externally, the apartment sits within a gated development with well-maintained communal gardens an allocated parking space and residents parking.

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junction 17 and 18, connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing.

Tenure: Leasehold
Lease Length: 97 years
Service Charge: £1,220 pa
Ground Rent: £240.00 pa
Local Authority: Three Rivers District Council
Council Tax: Band D
Energy Efficiency Rating: Band C



Mallard Court, Swan Close, Rickmansworth, Hertfordshire
Approximate Gross Internal Area
65 Sq M/694 Sq Ft



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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