



ESTATE & LETTINGS AGENTS

Willow Court, Rickmansworth, WD3



FOR SALE £340,000 Leasehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

This impressive **two-bedroom, two-bathroom second-floor apartment** offers bright and spacious accommodation throughout, complemented by a **private balcony with far-reaching views**. Set within a peaceful and well-maintained development, this home perfectly combines modern comfort with a tranquil setting.

Accessed via a secure **intercom system** and communal entrance hall, the apartment opens into a welcoming hallway with a handy storage cupboard. The **spacious reception room** is filled with natural light and features doors opening onto the balcony — the perfect spot to relax and enjoy the outlook across the surrounding countryside. **Double doors** lead through to the **modern fitted kitchen**, offering a range of floor and wall units, an electric oven and hob, and space for appliances.

The **principal bedroom** is a generous double and benefits from a **contemporary en-suite shower room**, while the **second double bedroom** is served by a **stylish family bathroom**.

Externally, residents enjoy **well-kept communal gardens**, an **allocated parking space**, and **visitor parking**. The development is ideally positioned for scenic walks around **Rickmansworth Aquadrome** and **Stockers Lake**, providing a wonderful lifestyle balance between town and nature.

Rickmansworth town centre is nearby, offering an excellent mix of boutique shops, cafés, restaurants, and major supermarkets. **Metropolitan and Chiltern Line** train services provide direct connections to **London Baker Street** and **Marylebone**, while the **M25 (Junctions 17 & 18)** is easily accessible for onward travel. The area is renowned for its **excellent state and private schools** and a wide range of **sporting and leisure facilities**, including rugby, cricket, football, tennis, horse riding, and golf.

- **Tenure:** Leasehold
- **Lease Length:** 125 years from 1st January 2000
- **Service Charge:** £2,744.40 per annum
- **Ground Rent:** £200 per annum
- **Local Authority:** London Borough of Hillingdon
- **Council Tax Band:** E
- **Energy Efficiency Rating:** C

This beautifully presented apartment is ideal for professionals, downsizers, or investors seeking a peaceful yet well-connected location.

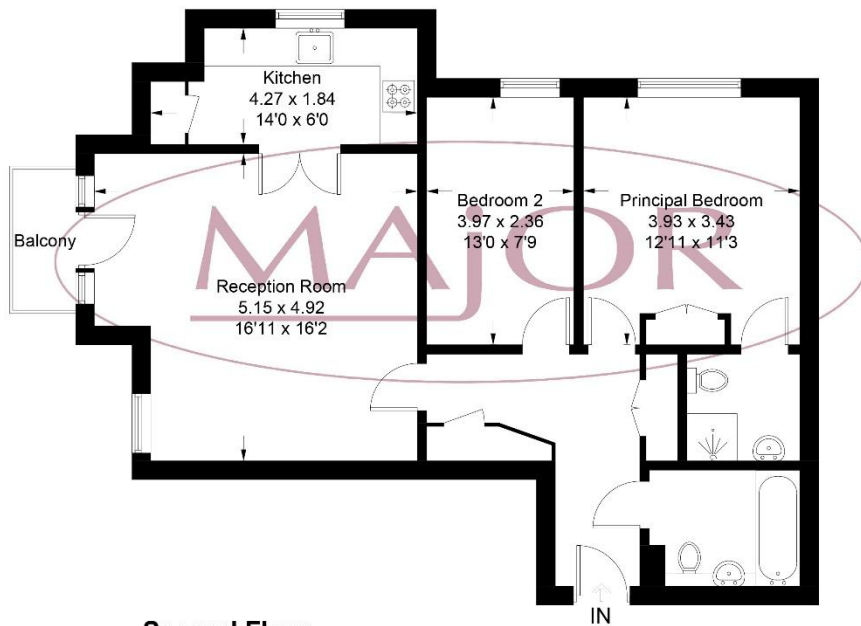


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Floor Plan



Second Floor

Approximate Gross Internal Area = 73.0 sq m / 786 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255166)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

