

Uxbridge Road, Rickmansworth, Hertfordshire, WD3 8JQ



**£350,000 Leasehold**  
**2 Bedroom First Floor Apartment**

A TWO BEDROOM FIRST FLOOR APARTMENT with stunning views overlooking the River Colne.

- NO CHAIN
- SPACIOUS LIVING ROOM WITH PRIVATE BALCONY
- MODERN FITTED KITCHEN/DINING ROOM
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- MODERN BATHROOM
- BEAUTIFULLY MAINTAINED COMMUNAL GROUNDS
- TWO PARKING SPACES
- VISITOR PERMITS AVAILABLE



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There is a spacious living room with a private balcony overlooking the communal grounds and River beyond, a modern fitted kitchen with dining area, two bedrooms with an en-suite shower room to bedroom one and a modern bathroom. The living room and bedroom one are also wired, ready for Sky TV.

The communal grounds are beautifully maintained and offer stunning views of the gardens and the River Colne. There are two parking spaces as well as visitor permits available.

The property is positioned in the most sought-after area being just a mile from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. Junctions 17 and 18 of the M25 are also a short drive away.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £1984.64 (2022-2023)
- Approx. Floor Area: 592 Sq ft / 55.0 Sqm
- Lease Remaining: Approx. 101 years remaining (125 years from 29<sup>th</sup> September 1998)
- Annual Service Charge: Approx. £1689.00 per annum
- Annual Ground Rent and Review: £175.00 per annum
- Nearest Station: 1 mile Rickmansworth Station – Metropolitan/Chiltern Line



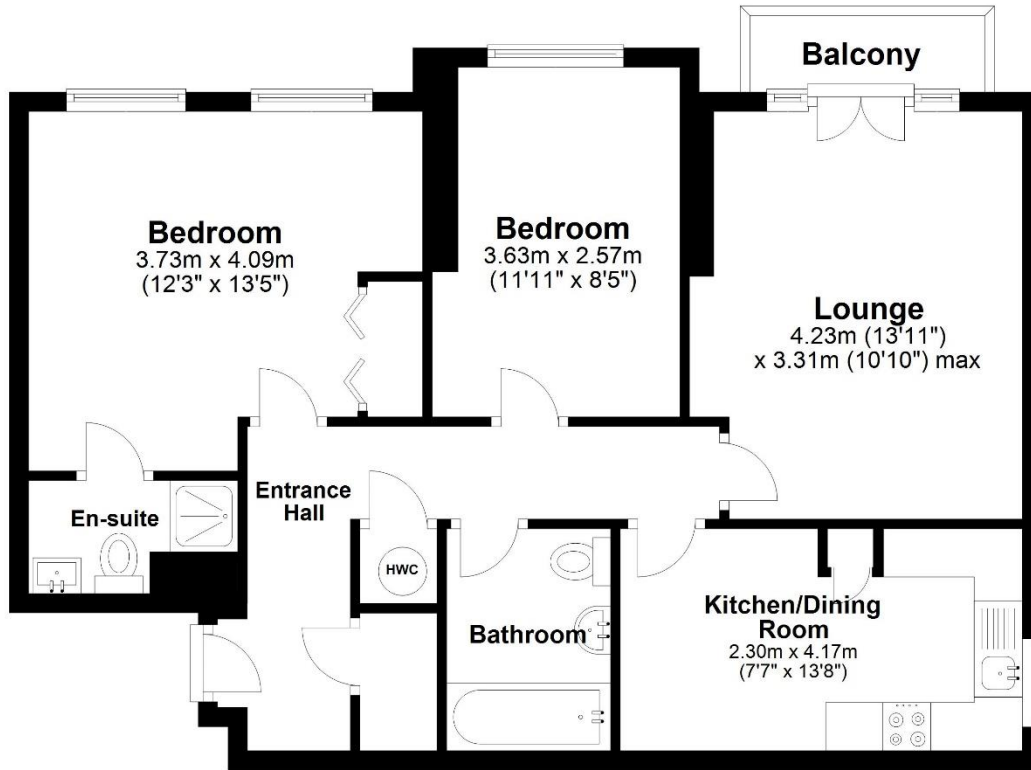


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## Floor Plan

Approx. 63.5 sq. metres (683.9 sq. feet)



Total area: approx. 63.5 sq. metres (683.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

**VIEWING:** Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

**PLEASE NOTE:** It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

**FIXTURES & FITTINGS:** Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		