

Curtis Close, Rickmansworth, Hertfordshire, WD3 8QA



## £320,000 Leasehold 2 Bedroom Second Floor Apartment

This TWO BEDROOM SECOND FLOOR APARTMENT offers first time buyers and investors alike a fantastic opportunity to acquire a well presented home in Mill end.

- LARGE LIVING ROOM
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- STORAGE CUPBOARD
- COMMUNAL GROUNDS
- RESIDENTS PARKING
- LONG LEASE

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The accommodation comprises a welcoming entrance hallway with a large versatile storage cupboard and doors providing access to all rooms, including a bright and spacious open plan kitchen/lounge. The kitchen has a range of base and wall mounted units with space for undercounter appliances and breakfast bar. The hallway also provides access to, two double bedrooms with one benefiting from fitted wardrobes. The property is completed by a fully tiled and freshly, presented bathroom with a separate shower cubicle.

The property benefits from laminate flooring throughout, residents parking, communal grounds and a long lease.

The property is situated in a quiet residential cul-de-sac within easy reach of the Uxbridge Road and local amenities. The property is approximately 1.3 miles from Rickmansworth Station and the Town Centre and is a short drive from both Junctions 17 and 18 of the M25.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1850.52 (2023-2024)
- Approx. Floor Area: 756 Sq ft / 70.2 Sqm
- Lease Remaining: Approx. 85 years remaining
- Annual Service Charge and Review: Approx. £1140.34 per annum
- Annual Ground Rent and Review: Approx. £10.00 per annum
- Nearest Station: 1.3 miles Rickmansworth Station – Metropolitan/Chiltern Line



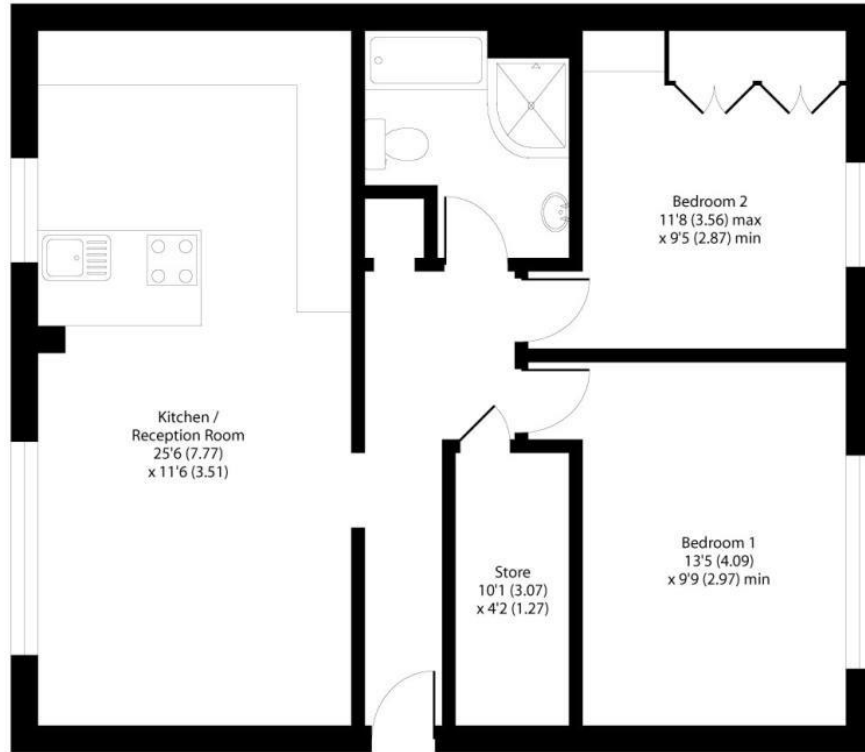


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Main house gross internal area = 756 sq ft / 70.2 sq m



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should not be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

