TREND & THOMAS

ESTATE AGENTS SURVEYORS & VALUERS

Wharf Lane, Rickmansworth, Hertfordshire, WD3 1HA

£435,000 Leasehold
2 Bedroom Ground Floor Flat

A recently renovated TWO DOUBLE BEDROOM GROUND FLOOR FLAT situated in a prime town centre development.

- TOWN CENTRE LOCATION
- TWO DOUBLE BEDROOMS
- LARGE LIVING ROOM
- THREE PIECE BATHROOM SUITE
- EN-SUITE TO BEDROOM ONE
- ALLOCATED PARKING SPACE
- GATED DEVELOPMENT
- PATIO
- MODERN KITCHEN

There is a welcoming entrance hall that provides access to all of the rooms of this flat. There is an open plan living room and modern kitchen with doors that lead out to the well kept communal gardens. Both bedrooms are good sized doubles, with bedroom one having storage and an en-suite. A three piece family bathroom suite completes this flat. There is also one allocated parking space in this private, gated development.

A few minutes' walk from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station, in a most sought-after location, close to leisure facilities, restaurants, wine bars, etc. The M25 can be reached via a drive to junctions 17 or 18, whilst bus routes service the High Street. Rickmansworth and Moor Park golf clubs are both close by.

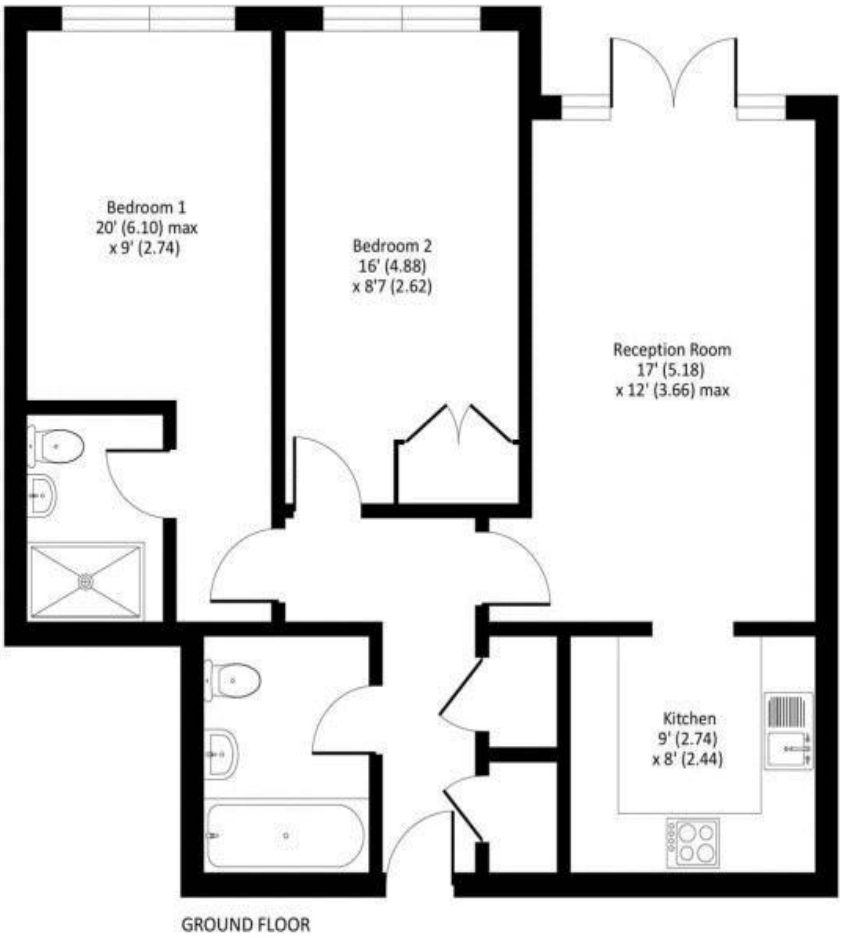
- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2544.46 (2023-2024)
- Approx. Floor Area: 739 Sq ft / 68.6 Sqm
- Lease Remaining: TBC
- Annual Service Charge and Review: TBC
- Annual Ground Rent and Review: TBC
- Nearest Station: 0.5 miles Rickmansworth Station – Metropolitan/Chiltern Line

Wharf Lane, Rickmansworth, Hertfordshire, WD3 1HA

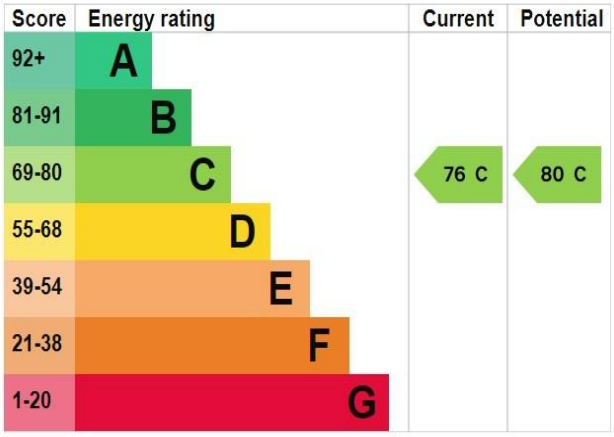
Webster Court Wharf Lane, Rickmansworth, Hertfordshire, WD3 1HA

Approximate Area = 739 sq ft / 68.6 sq m

For identification only - Not to scale



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.