

5 Victoria Close, Exchange Mansions, Rickmansworth, Herts, WD3 4EQ



£317,500 Leasehold

1 Bedroom Ground Floor Apartment

A LUXURY AND HIGH SPECIFICATION ONE DOUBLE BEDROOM, GROUND FLOOR APARTMENT in this recently completed development.

- OPEN PLAN LIVING ROOM/FULLY INTEGRATED KITCHEN/DINER AREA
- ONE BEDROOM
- PRIVATE PATIO
- MAIN BATHROOM/W.C.
- ELECTRIC GATED ACCESS
- SECURE ALLOCATED PARKING
- TOWN CENTRE POSITION

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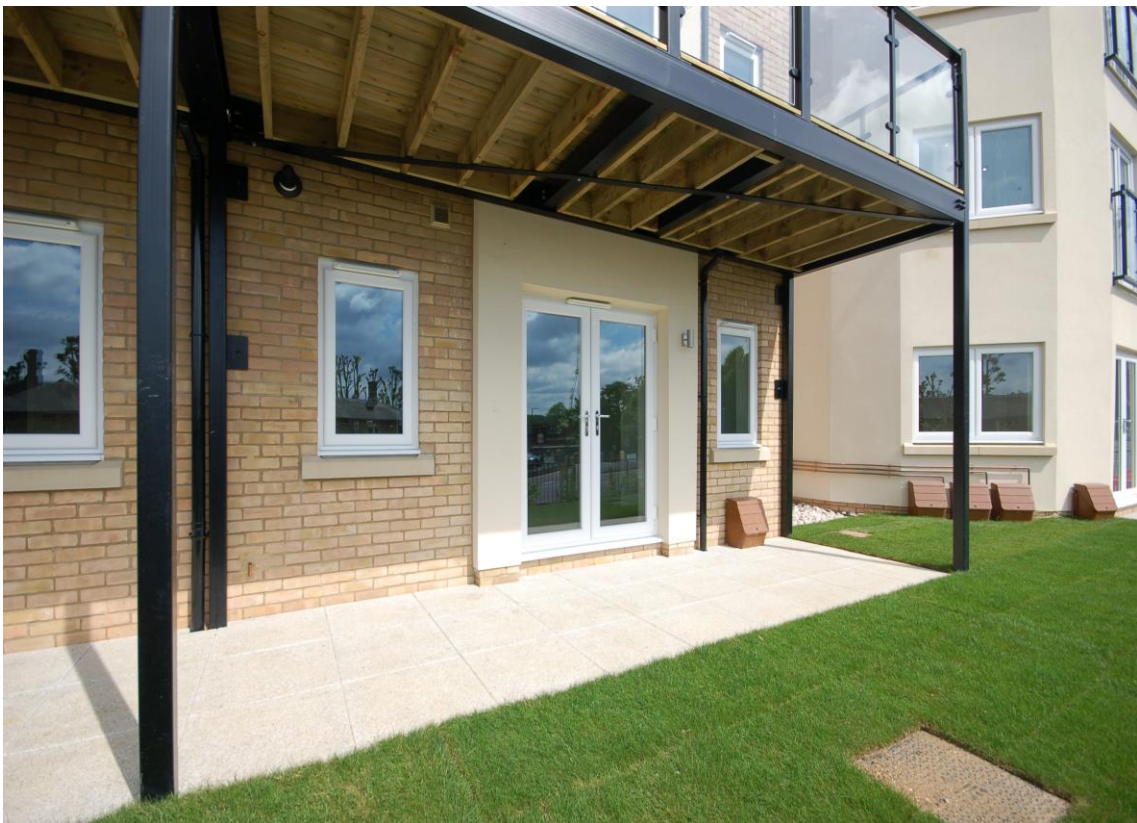
The property offers an OPEN PLAN LIVING ROOM/KITCHEN/DINER with fully integrated kitchen appliances and double glazed double doors leading to a PRIVATE PATIO. There is a UTILITY CUPBOARD which houses a washer/dryer.

The BEDROOM benefits from a full height fitted mirrored wardrobe and there is a MODERN BATHROOM.

There is also secure parking with an allocated space within the gated development.

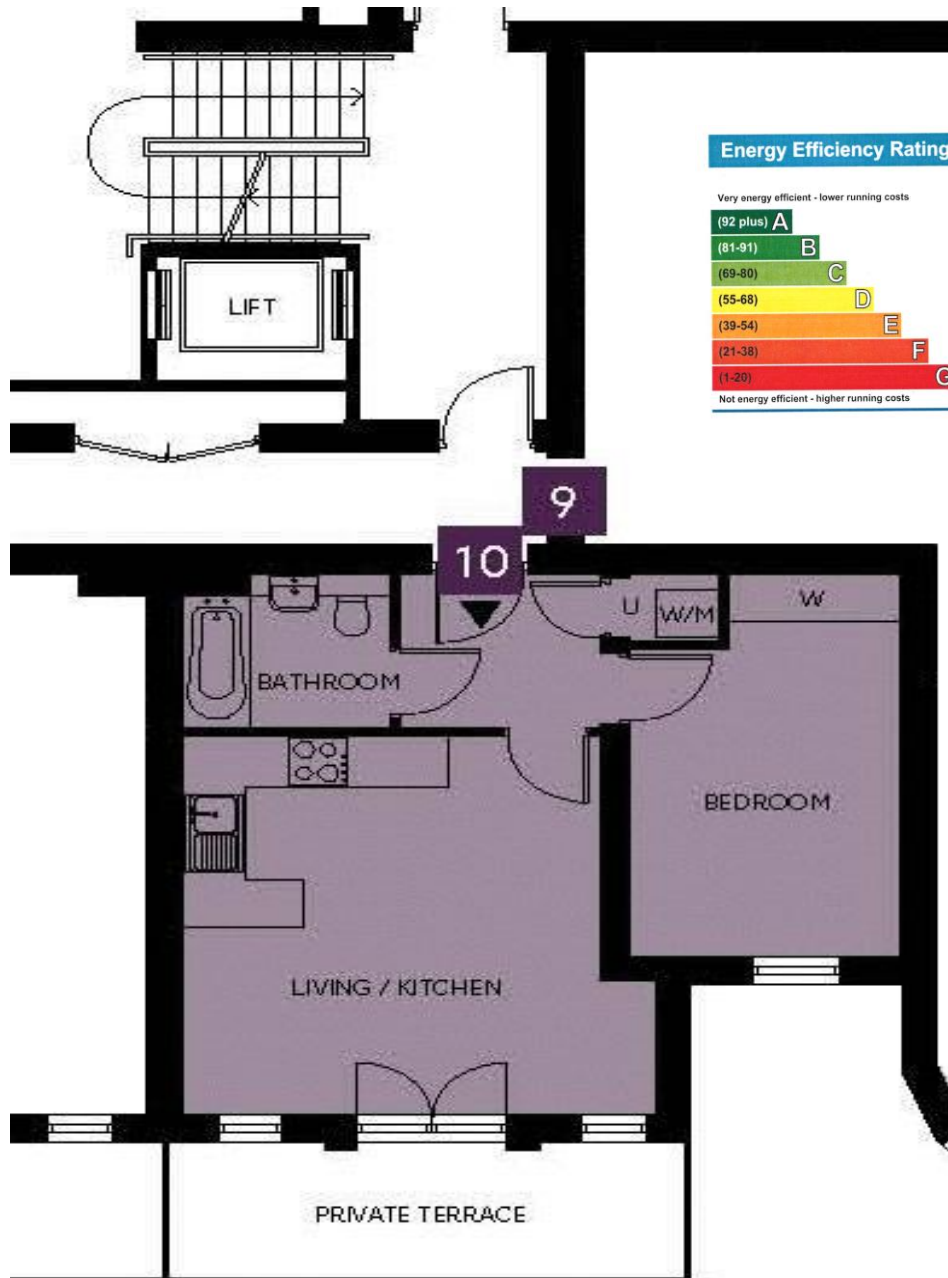
Positioned in the most convenient of locations, approximately 2 minutes' walk from Rickmansworth's Metropolitan/Chiltern Line station and shopping centre. The M25 motorway is reached via a drive to Junction 17 or 18, while there is excellent schooling nearby to include the Charlotte House, Royal Masonic and Merchant Taylors' schools. This sought after residential location is also near leisure facilities to suit the equestrian, golfer and waterskier.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1850.51 (2023-2024)
- Approx. Floor Area: 506 Sq ft / 47 Sqm
- Lease Remaining: Approx 119 years
- Annual Service Charge and Review: Approx £ £1017.14 pa
- Annual Ground Rent and Review: Approx £125.00 pa
- Nearest Station: 0.1 miles Rickmansworth Station – Metropolitan/Chiltern Line



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

Strictly by  
only, through

**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.

