

High Street, Rickmansworth, Hertfordshire, WD3 1EQ



£315,000 Leasehold

1 Double Bedroom Third Floor Apartment

We are pleased to present this ONE DOUBLE BEDROOM THIRD FLOOR APARTMENT for sale in this prominent Town Centre location.

- NO CHAIN
- LIVING AREA
- FULLY FITTED KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- UTILITY CUPBOARD
- LIFT
- SECURE CYCLE STORE
- ONE PARKING SPACE
- TOWN CENTRE LOCATION
- CLOSE TO STATION

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This apartment has a stylish and modern open plan living/kitchen area, the kitchen incorporating integrated appliances to include a two-ring ceramic hob with hood, fridge with icebox and slimline dishwasher.

There is a good-sized double bedroom which has a built-in wardrobe with sliding doors to the front. The shower room is fully tiled with a walk-in shower cubicle, W.C. with hidden flush and pedestal wash hand basin.

There is a convenient service/utility cupboard within the apartment with a freestanding washer/dryer. There is also one parking bay included, a secure cycle store and a lift in the development.

Situated in the heart of Rickmansworth Town Centre, only a short walk from the High Street with its various shops, cafes and supermarkets. The Watersmeet Theatre is a stone's throw away and the apartment is not far from the Aquadrome. The M25 is easily reached via a short drive to Junction 17 or 18 and Rickmansworth station is a short walk away.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1941.24 (2023-2024)
- Approx. Floor Area: 378 Sq ft / 35.2 Sqm
- Lease Remaining: Approx. 993 years remaining
- Annual Service Charge: Approx. £1600.00 per annum
- Annual Ground Rent: Approx. £300.00 per annum
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



	35.2 sq.m.	378 sq.ft.
Living area	4.4 x 4.8m	14'4" x 15'9"
Bedroom	2.7 x 3.5m	8'10" x 11'5"

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.

