

Church Lane, Rickmansworth, Hertfordshire, WD3 8PX



## £300,000 Leasehold 2 Bedroom Second Floor Flat

A well proportioned TWO BEDROOM SECOND FLOOR FLAT, situated close to local amenities

- LARGE LIVING/DINING ROOM
- MODERN KITCHEN / BREAKFAST ROOM
- TWO BEDROOMS
- BATHROOM
- RESIDENTS PARKING
- GARAGE
- COMMUNAL GROUNDS
- STUNNING VIEWS
- CLOSE TO AMENITIES

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The flat comprises of two good-sized double bedrooms, a bright living/dining room and a spacious kitchen/breakfast room. A three-piece family bathroom and storage cupboard completes the property. There is the added benefit of a garage in block, as well as ample residents parking.

Positioned in a quiet, secluded courtyard, post war development off Church Lane with local bus routes, schools, leisure centre and shopping parade close by. Rickmansworth Metropolitan/Chiltern Line Station and Town Centre is approximately one mile to the west, whilst the M25 can be reached via a short drive to Junction 17.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1941.24 (2024-2025)
- Approx. Floor Area: 677 Sq ft / 62.9 Sqm
- Lease Remaining: Approx. 89 years remaining
- Annual Service Charge and review: Approx. £840.00 per annum
- Annual Ground Rent and review: Approx. £250.00 per annum
- Nearest Station: 1.2 miles Rickmansworth Station – Metropolitan/Chiltern Line

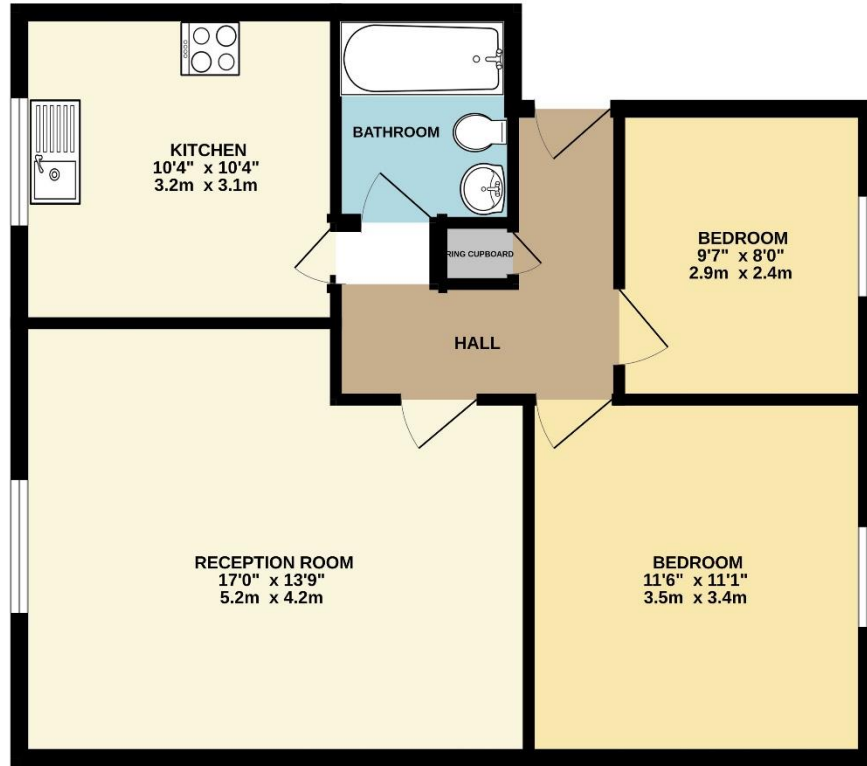




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677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677sq.ft. (62.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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		76 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

