

Swan Close, Rickmansworth, Hertfordshire, WD3 1SB



£365,000 Leasehold
2 Double Bedroom Ground Floor Apartment

A chain free TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT for sale in this sought after gated development within Rickmansworth Town Centre and close to the station.

- NO CHAIN
- LIVING/DINING ROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- ALLOCATED PARKING
- COMMUNAL GROUNDS
- GATED DEVELOPMENT
- TOWN CENTRE LOCATION

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The entrance hall provides access to all rooms. There is a good-sized living/dining room and a modern fitted kitchen. There are two double bedrooms and a modern bathroom.

There are well maintained communal grounds and allocated parking in the development.

Positioned around the corner from Rickmansworth High Street and less than five minutes' walk from Rickmansworth's Metropolitan/Chiltern Line station. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a drive to Junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2183.89 (2024-2025)
- Approx. Floor Area: 584 Sq ft / 54.3 Sqm
- Lease Remaining: Approx. 96 years remaining
- Annual Service Charge and Review: Approx. £1,200.00 per annum, reviewed yearly
- Annual Ground Rent and Review: Approx. £240.00 per annum, to be reviewed in 2045
- Nearest Station: 0.2 miles Rickmansworth Station – Metropolitan/Chiltern Line

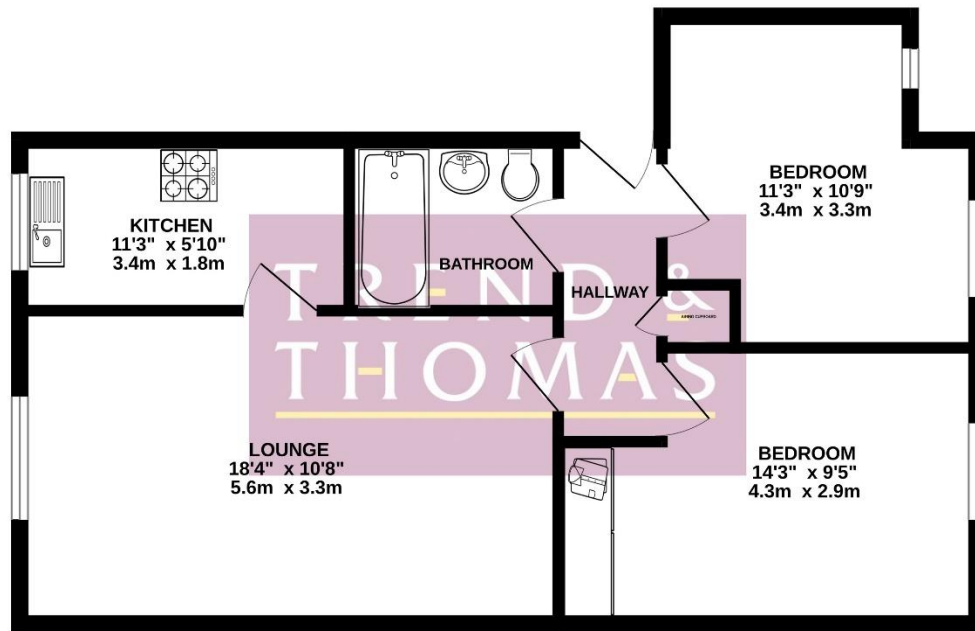


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 585sq.ft. (54.3 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.

