

High Street, Rickmansworth, Hertfordshire, WD3 1EQ



£315,000 Leasehold

1 Double Bedroom Third Floor Apartment

We are delighted to present this unique ONE DOUBLE BEDROOM THIRD FLOOR APARTMENT for sale in this modern Town Centre development.

- LIVING/KITCHEN AREA
- OFFICE AREA
- DOUBLE BEDROOM
- SHOWER ROOM
- CYCLE STORE
- ONE ALLOCATED PARKING SPACE
- TOWN CENTRE LOCATION
- CLOSE TO STATION

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The apartment has a stylish open plan kitchen/living area, the kitchen incorporating integrated appliances to include a two-ring ceramic hob with hood, fridge with icebox and slimline dishwasher. Just off the living area is a recess which the current owners are using as an office area. 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 utility cupboard within the apartment with a freestanding washer/dryer. There is a secure cycle store and a lift to the third floor as well as an allocated parking bay.

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 (2024-2025)
- Approx. Floor Area: 381 Sq ft / 35.4 Sqm
- Lease Remaining: Approx. 992 years remaining
- Annual Service Charge and Review: Approx. £2,218.00 per annum
- Annual Ground Rent and Review: Approx. £300.00 per annum, review due January 2038
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line



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308 35.4 sq.m. 381 sq.ft.
 Living area 5.7 x 4.8m 18'7" x 15'9"
 Bedroom 2.6 x 3.5m 8'6" 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.

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		

