

Bury Lane, Rickmansworth, Hertfordshire, WD3 1GA



Guide Price £395,000

2 Bedroom Second Floor Apartment

A rare opportunity to purchase a chain free, TWO BEDROOM SECOND FLOOR APARTMENT within the heart of Rickmansworth Town Centre, close to the station and with resident's parking.

- CHAIN FREE
- LIVING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- MODERN BATHROOM
- BALCONY
- RESIDENTS PARKING
- TOWN CENTRE LOCATION

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The entrance hall provides access to all rooms in the property. French double doors open through to a spacious living/dining room and there is a generously sized kitchen/breakfast room with patio door to a private balcony. There are two bedrooms with the benefit of an en-suite shower room in bedroom one, and there is a main bathroom. Resident's parking is available in the development.

Positioned right next to Rickmansworth Town Centre with plenty of choice of local supermarkets, shops, bars and restaurants, and close to Rickmansworth Metropolitan/Chiltern Line Station providing access into Central London. The Aquadrome, Watersmeet Theatre and golfing and equestrian facilities are nearby, whilst the M25 can be reached via a drive to junctions 17 or 18.

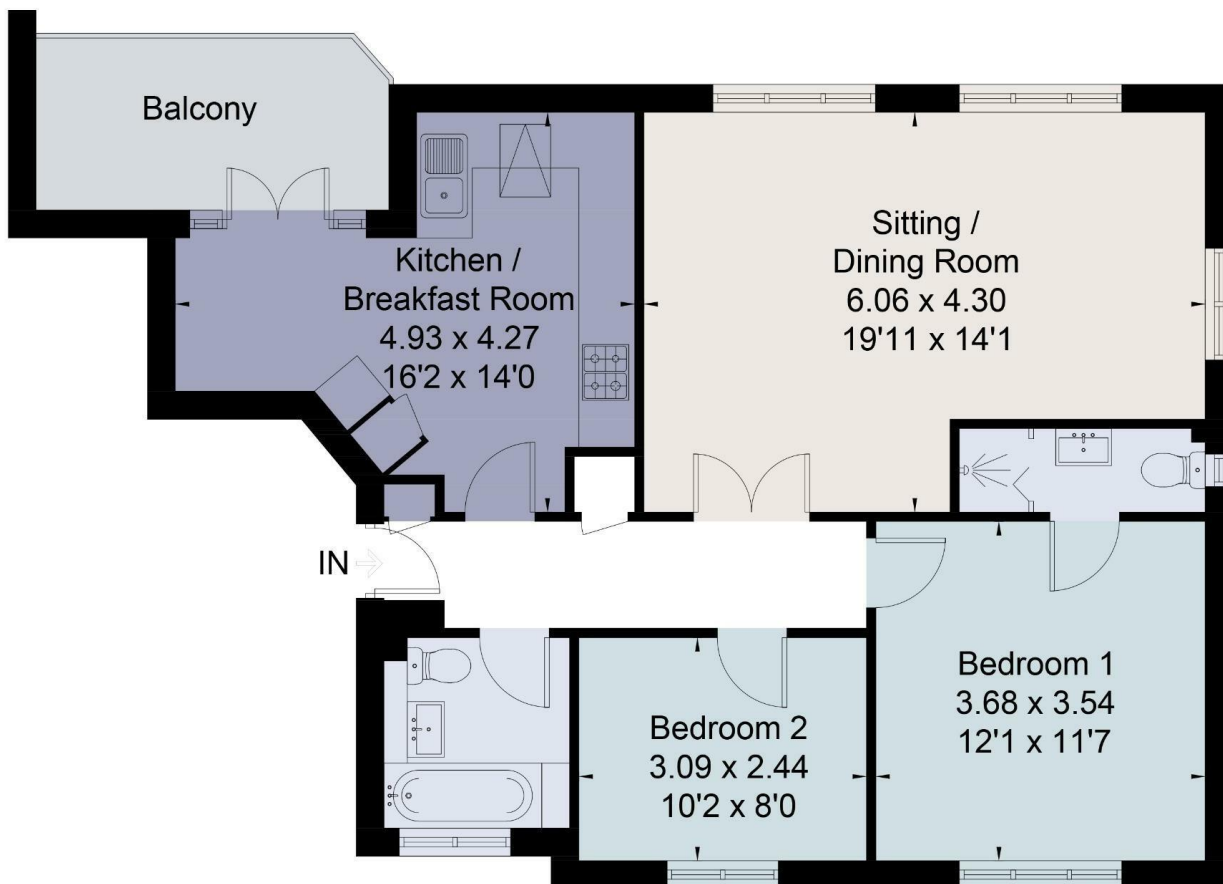
- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2669.20 (2024-2025)
- Approx. Floor Area: 800 Sq ft / 74.3 Sqm
- Lease Remaining: Approx. 100 years remaining
- Annual Service Charge and Review: Approx. £1,450.00 per annum
- Annual Ground Rent and Review: TBC
- Nearest Station: 0.2 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Approximate Area = 74.3 sq m / 800 sq ft
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 289692

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	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

