

Northway, Rickmansworth, Hertfordshire, WD3 1QF



**£415,000 Leasehold**  
**2 Double Bedroom First Floor Apartment**

A sought after TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT within this private gated development, ideally located in the heart of the Town Centre.

- LIVING/DINING ROOM
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- MAIN BATHROOM
- CENTRAL HEATING
- PRIVATE BALCONY
- GYM WITHIN DEVELOPMENT
- CONCIERGE SERVICE
- ALLOCATED PARKING SPACE
- TOWN CENTRE LOCATION
- CLOSE TO STATION

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The apartment offers a spacious living/dining room leading to a private balcony and a modern fitted kitchen. There are two bedrooms with an en-suite shower room to the master bedroom and a separate bathroom.

There is an allocated parking bay in the gated car park as well as access to the development's fitness suite and concierge service.

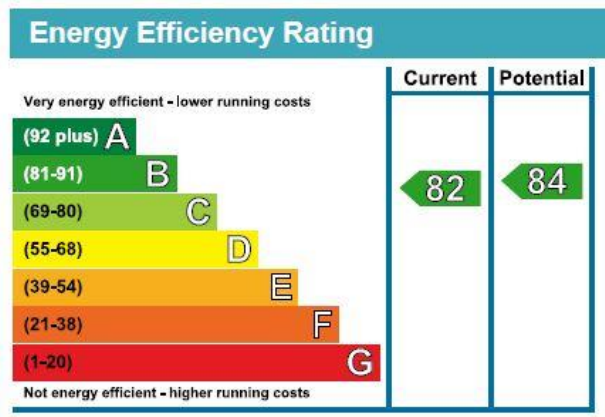
Positioned just a few minutes' walk from Rickmansworth's Metropolitan/Chiltern Line station and around the corner from the town centre. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a drive to junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2669.20 (2024-2025)
- Approx. Floor Area: 767.6 Sq ft / 71.3 Sqm
- Lease Remaining: Approx. 975 years remaining
- Annual Service Charge: Approx. £3,158.88 per annum, 50% payable in March and September
- Annual Ground Rent: Approx. £317.12 per annum, 50% payable in March and September
- Nearest Station: 0.2 miles Rickmansworth Station – Metropolitan/Chiltern Line



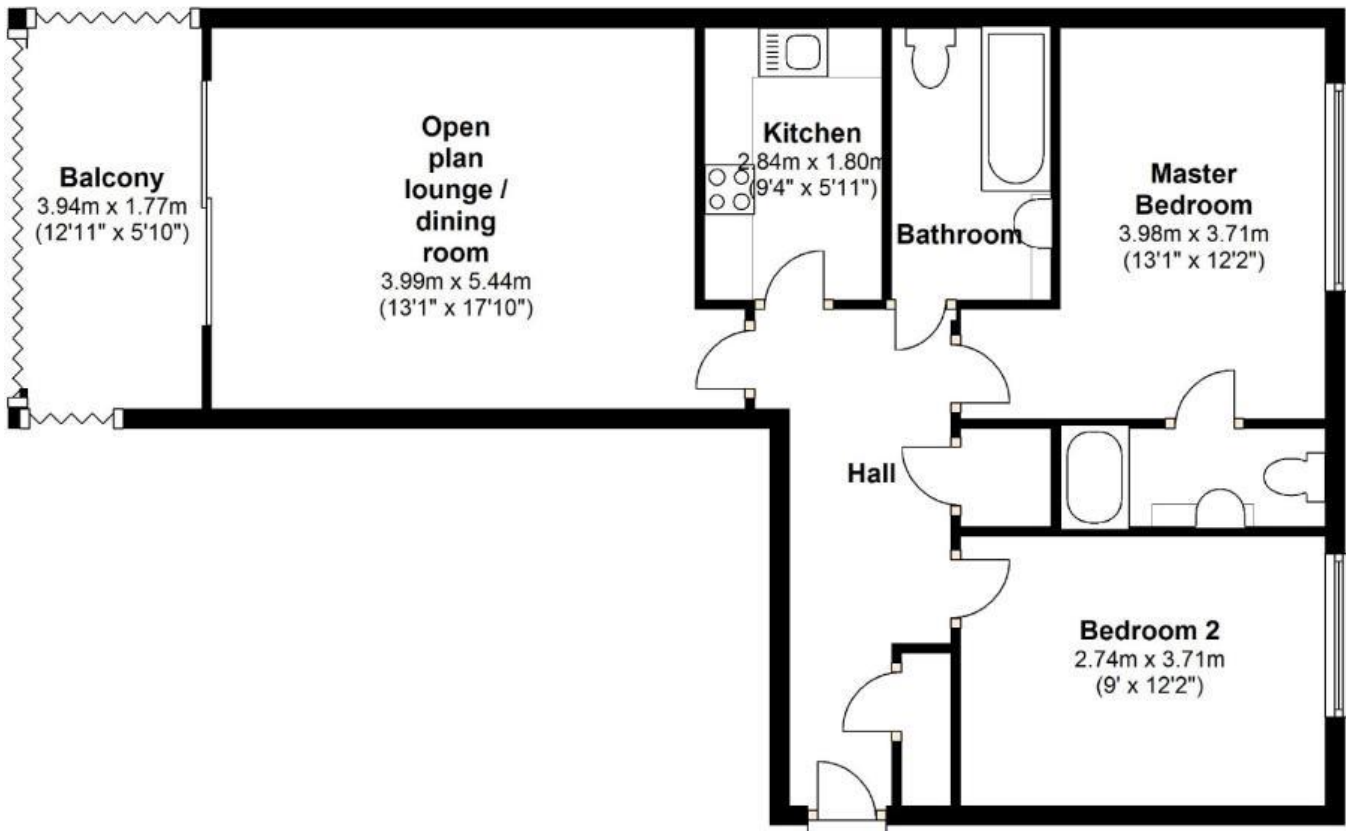


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## First Floor

Approx. 71.3 sq. metres (767.6 sq. feet)



Total area: approx. 71.3 sq. metres (767.6 sq. feet)

**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.

