

Caravan Lane, Rickmansworth, Hertfordshire, WD3 1FT



OIEO £450,000 Leasehold 2 Double Bedroom First Floor Apartment

A MODERN TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT, conveniently located minutes from Rickmansworth High Street.

- OPEN PLAN KITCHEN/RECEPTION ROOM
- EN-SUITE SHOWER ROOM OFF MASTER BEDROOM
- TWO BEDROOMS
- BATHROOM
- BALCONY
- COMMUNAL ENTRANCE WITH LIFT
- ROOF TERRACE
- ONE PERMIT PARKING SPACE
- CLOSE TO RICKMANSWORTH TOWN CENTRE & STATION

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There is a spacious, open plan kitchen/reception room, with double doors leading to the balcony. There are two double bedrooms, with an en-suite shower room off the master bedroom and a further bathroom. There is one permit parking space available in the undercroft parking area. There is also a lovely rooftop terrace, providing views of Rickmansworth.

Situated in Rickmansworth Town Centre, only a short walk from the High Street with its various shops, bars, cafes and supermarkets, the Watersmeet Theatre and the apartment is not far from Rickmansworth Aquadrome. The M25 is easily reached via a short drive to Junction 17 or 18 and Rickmansworth station is a short walk away.

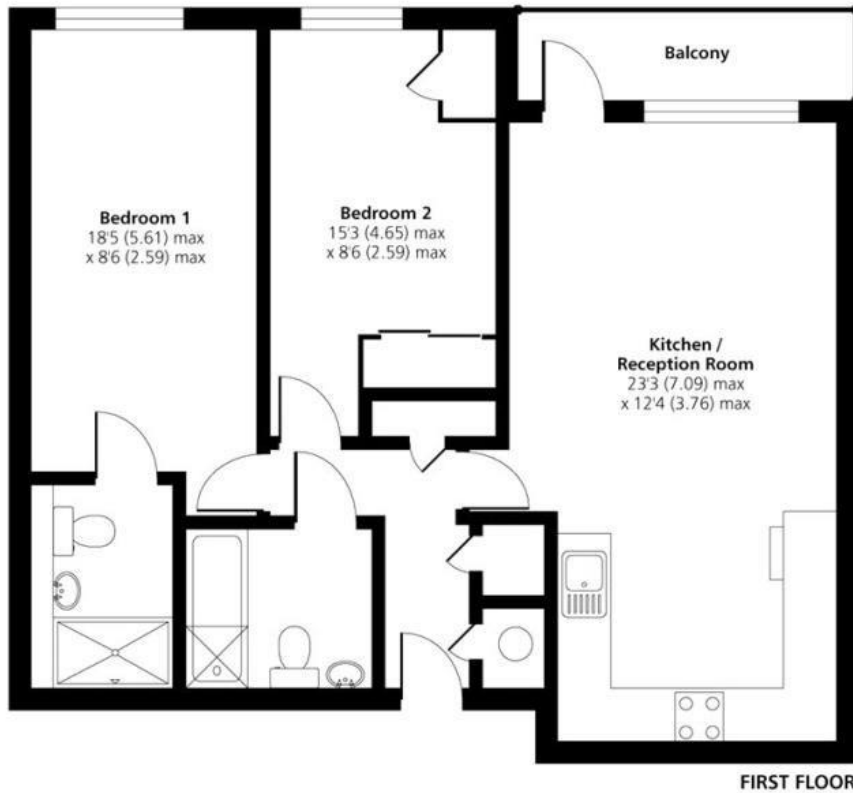
- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2544.46 (2023-2024)
- Approx. Floor Area: 729 Sq ft / 67.7 Sqm
- Lease Remaining: Approx 115 years remaining
- Annual Service Charge and Review: £1723
- Annual Ground Rent and Review: £350
- Nearest Station: 0.4 miles Rickmansworth Station – Metropolitan/Chiltern Line



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



GROSS INTERNAL FLOOR AREA 729 SQ FT 67.7 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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.

