

St. Peters Close, Rickmansworth, Hertfordshire, WD3 8QY



£299,950 Leasehold

2 Bedroom First Floor Apartment

A TWO BEDROOM FIRST FLOOR APARTMENT in need of some modernisation, positioned in a small residential development, a short walk away from local shops and Rickmansworth Town Centre.

- NO CHAIN
- LIVING ROOM
- DINING AREA
- KITCHEN
- TWO BEDROOMS
- BATHROOM
- ALLOCATED PARKING BAY
- VISITOR PARKING AVAILABLE
- COMMUNAL GROUNDS

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The property offers a good-sized living room leading to a modern fitted kitchen with a convenient dining area. There are two bedrooms, both with built-in cupboard space and a modern bathroom.

There is one allocated parking space, visitors parking and well-maintained communal grounds within the development.

Situated within 1¼ miles of Rickmansworth Town Centre and Metropolitan/Chiltern line station. The M25 can be reached via a short drive to junction 17. There are also country walks available at the Aquadrome towards the Colne Valley.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1941.24 (2024-2025)
- Approx. Floor Area: 554 Sq ft / 51 Sqm
- Lease Remaining: TBC
- Annual Service Charge and Review: TBC
- Annual Ground Rent and Review: TBC
- Nearest Station: 0.8 miles Rickmansworth Station – Metropolitan/Chiltern Line

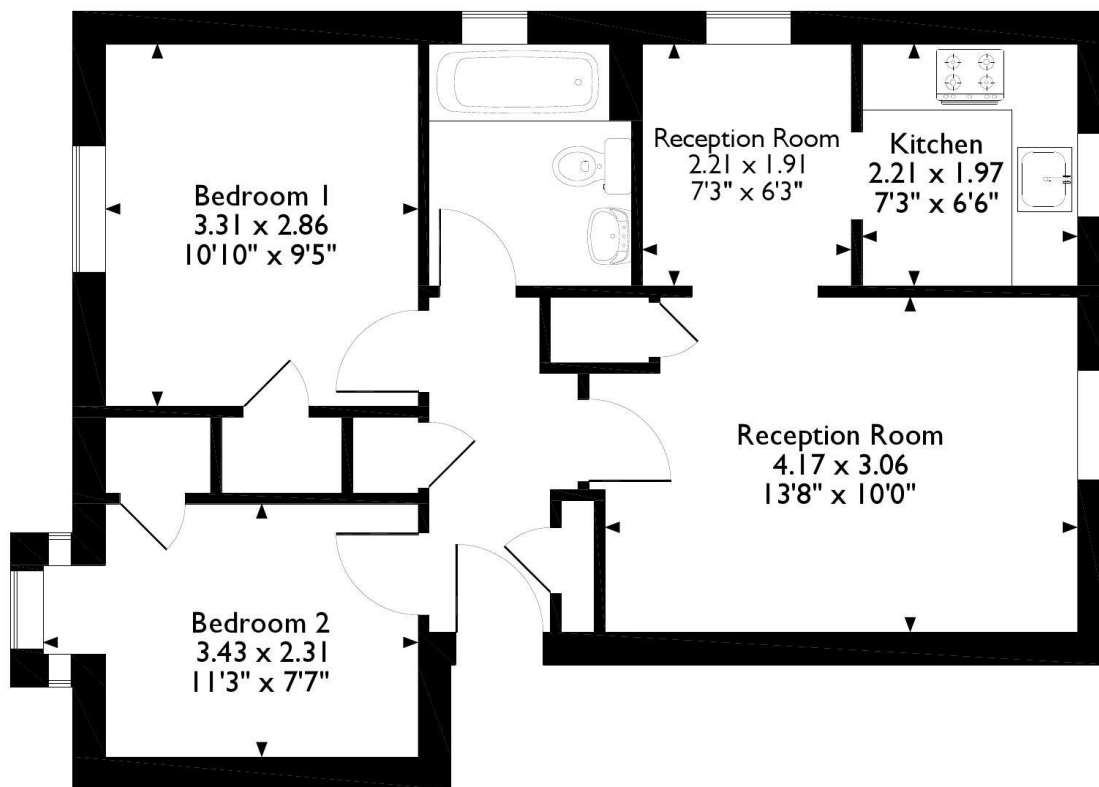


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Approximate Gross Internal Area 51 Sq M/554 Sq Ft



First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

