

Church Street, Rickmansworth, Hertfordshire, WD3 1BU



£240,000 Leasehold 1 Bedroom First Floor Apartment

A SPACIOUS ONE BEDROOM, FIRST FLOOR PURPOSE BUILT APARTMENT, located in Rickmansworth Town Centre.

- NO CHAIN
- ENTRY PHONE SYSTEM
- LIVING/DINING ROOM
- FITTED KITCHEN
- BATHROOM/W.C.
- TERRACE
- PARKING SPACE FOR ONE CAR
- TOWN CENTRE LOCATION
- CLOSE TO STATION

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The apartment has a generously sized living room, a double bedroom with fitted wardrobes, a modern fitted kitchen and a bathroom. There is also a recessed terrace area to the front and one parking space.

The property occupies a most convenient position being within Rickmansworth Town Centre and close to Rickmansworth Metropolitan/Chiltern Line Station. The M25 is accessed via a short drive to junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1941.24 (2024-2025)
- Lease Remaining: Approx. 97 years remaining
- Annual Service Charge and Review: Approx. £1,000.00 per annum
- Annual Ground Rent and Review: Approx. £250.00 per annum
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line

Rooms & Measurements

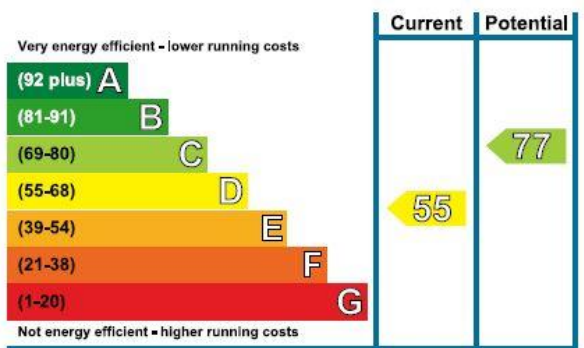
- Entrance Lobby
- Living Room - 15' 6" x 13' 6" (4.72m x 4.11m)
- Inner Lobby
- Kitchen - 11' 6" x 7' 10" (3.50m x 2.39m) (narrowing to 6'6")
- Bedroom - 12' 0" x 11' 0" (3.65m x 3.35m)
- Bathroom



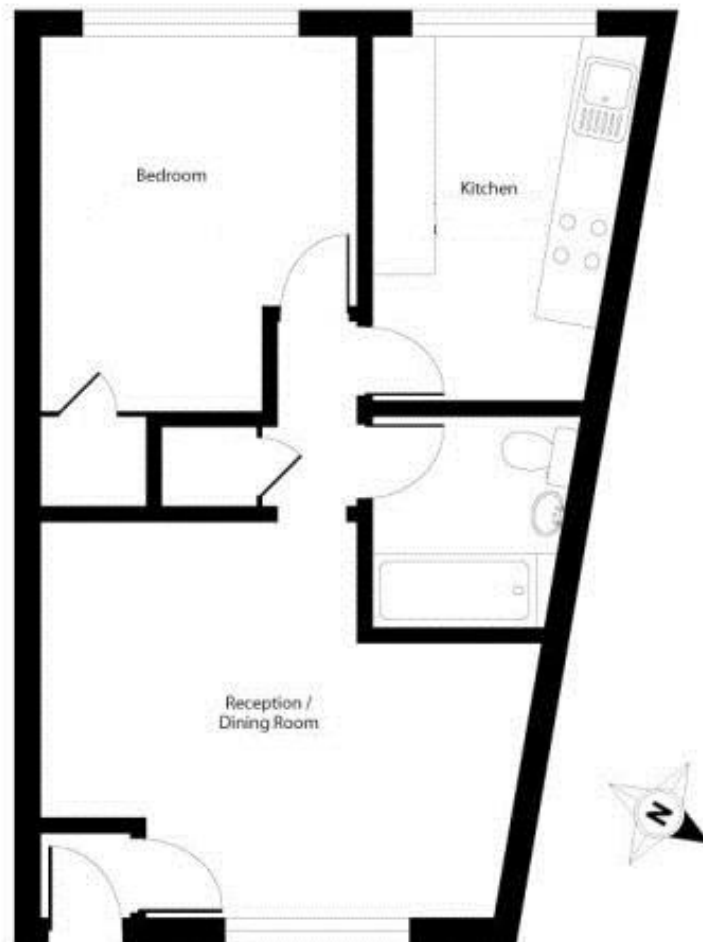
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Energy Efficiency Rating



Walpole Buildings, Church Street, Rickmansworth, WD3 1BU



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.

