

The Quadrant, Rickmansworth, Hertfordshire, WD3 1GL



£399,950 Leasehold

2 Bedroom Ground Floor Maisonette

A modern TWO BEDROOM GROUND FLOOR MAISONETTE, within a private, gated development in Rickmansworth Town Centre.

- OPEN PLAN LIVING/DINING ROOM
- MODERN FITTED KITCHEN
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM & WALK-IN WARDROBE TO BEDROOM ONE
- MODERN BATHROOM
- PRIVATE COURTYARD WITH SHED
- WELL-MAINTAINED COMMUNAL GROUNDS
- PRIVATE PARKING WITHIN GATED DEVELOPMENT
- TOWN CENTRE LOCATION
- CLOSE TO STATION

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The entrance hall provides access to all rooms within the maisonette. There is a spacious, open plan living/dining room with double doors opening to the communal grounds and a modern fitted kitchen with a door leading to a private courtyard. There are two good-sized bedrooms, bedroom one benefitting from a walk-in wardrobe and an en-suite shower room. There is also a modern bathroom.

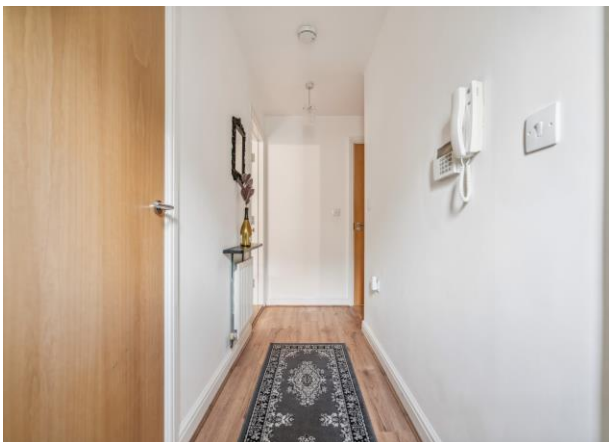
The private courtyard has a paved patio area, an area of artificial grass and decking, with a convenient shed. The communal grounds are very well maintained, including a circular seating feature and landscaping, and there is private parking available on the development approached via electric gates.

Situated in Rickmansworth Town Centre, only a short walk from the High Street with its various shops, cafes and supermarkets. The apartment is close to the Watersmeet Theatre and not far from the 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. £2669.20 (2024-2025)
- Approx. Floor Area: 611.6 Sq ft / 56.8 Sqm
- Lease Remaining: Approx. 106 years remaining
- Annual Service Charge and Review: Approx. £1745.91 per annum
- Annual Ground Rent and Review: Approx. £250.00 per annum, due for review in 2030
- Nearest Station: 0.4 miles Rickmansworth Station – Metropolitan/Chiltern Line

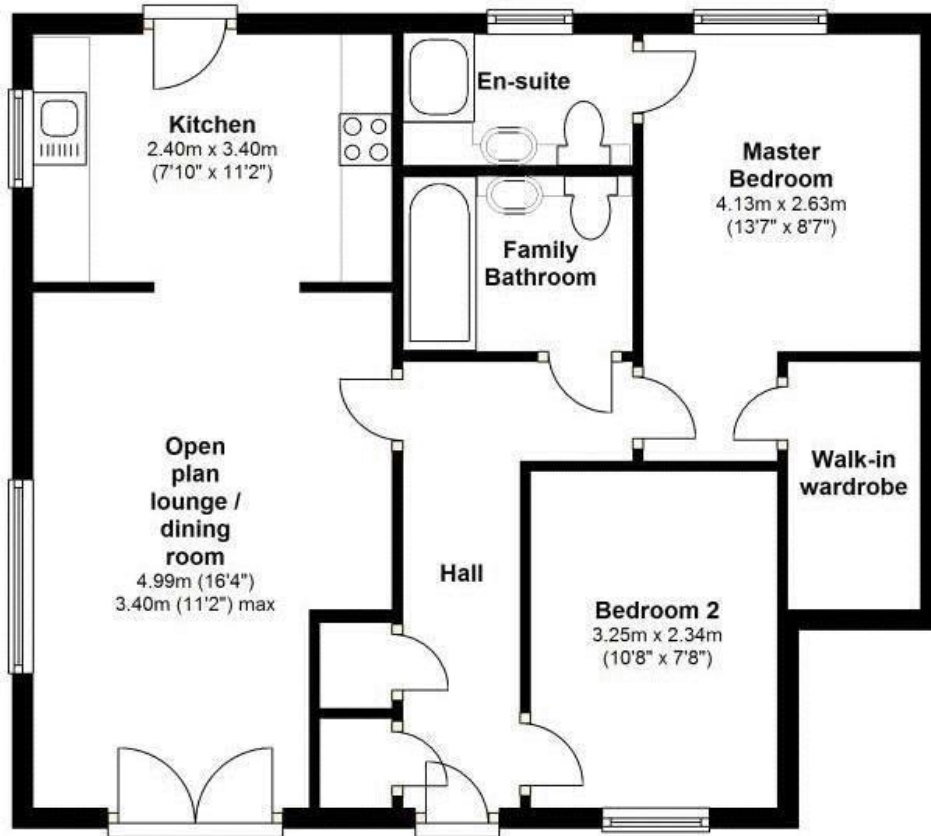


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Ground Floor

Approx. 56.8 sq. metres (611.6 sq. feet)



Total area: approx. 56.8 sq. metres (611.6 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

