

Pollards, Maple Cross, Hertfordshire, WD3 9UE



£275,000 Leasehold

2 Double Bedroom First Floor Apartment

A well-presented TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT positioned in a small residential development, close to local schools.

- DINING ROOM
- MODERN FITTED KITCHEN
- SPACIOUS LIVING ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- PRIVATE BALCONY
- STORE CUPBOARD
- ON-STREET PARKING

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The entrance lobby leads to the dining room, with an archway to a modern fitted kitchen with ample storage cupboards. There is a spacious living room overlooking the front of the property with double doors leading to a private balcony. There are two double bedrooms with a built-in cupboard space to bedroom two and a modern bathroom.

There is on-street parking in the development available on a first come, first serve basis, and well-maintained communal grounds.

Pollards is situated near local schools and is serviced by local bus routes. Rickmansworth Town Centre and Metropolitan/Chiltern Line Station is to the North, whilst the M25 is reached via a short drive to Junction 17.

- Local Authority: Three Rivers District Council
- Council Tax: Band B Approx. £1698.58 (2024-2025)
- Approx. Floor Area: 802 Sq ft / 74.5 Sqm
- Lease Remaining: Approx. 101 years remaining
- Annual Service Charge and Review: Approx. £1177.00 per annum, reviewed yearly
- Annual Ground Rent and Review: Approx. £10.00 per annum, to be reviewed in 101 years
- Nearest Station: 2.6 miles Rickmansworth Station – Metropolitan/Chiltern Line

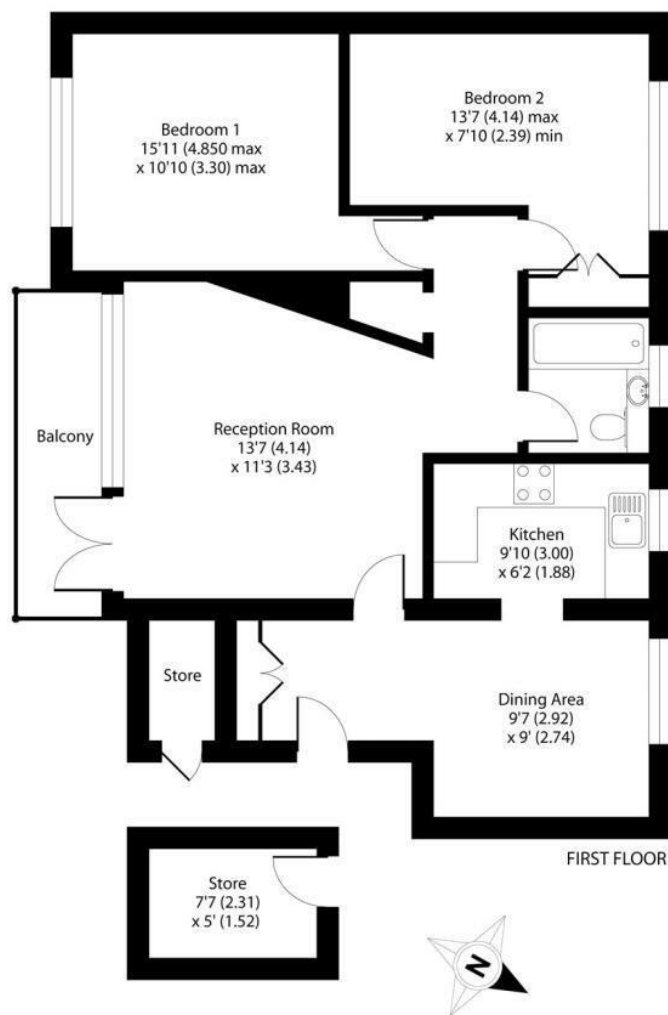


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APPROX. GROSS INTERNAL FLOOR AREA 802 SQ FT 74.5 SQ METRES (EXCLUDES STORE)



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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



