

Uxbridge Road, Rickmansworth, Hertfordshire, WD3 8JQ



**£300,000 Leasehold**  
**2 Bedroom Ground Floor Apartment**

A TWO BEDROOM GROUND FLOOR APARTMENT in this scenic waterside development, with stunning views overlooking the River Colne.

- CHAIN FREE
- LIVING ROOM
- KITCHEN/DINING ROOM
- TWO BEDROOMS
- BATHROOM SUITE
- AMPLE STORAGE
- ALLOCATED PARKING SPACE
- VISITORS PARKING BAYS
- STUNNING COMMUNAL GROUNDS



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There is a good-sized living room, spacious modern fitted kitchen with convenient breakfast area, two double bedrooms and a modern bathroom.

The communal grounds are beautifully maintained and offer stunning views of the gardens and the River Colne. There is one parking space as well as visitor permits available.

The property is positioned in the most sought-after area being just a mile from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. Junctions 17 and 18 of the M25 are also a short drive away.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1,941.24 (2024-2025)
- Approx. Floor Area: 613 Sq ft / 56.9 Sqm
- Lease Remaining: Approx. 99 years remaining
- Annual Service Charge: Approx. £1,600.00 per annum
- Annual Ground Rent: Approx. £305.00 per annum, review every 25 years, next due in 2049
- Nearest Station: 1.1 miles Rickmansworth Station – Metropolitan/Chiltern Line



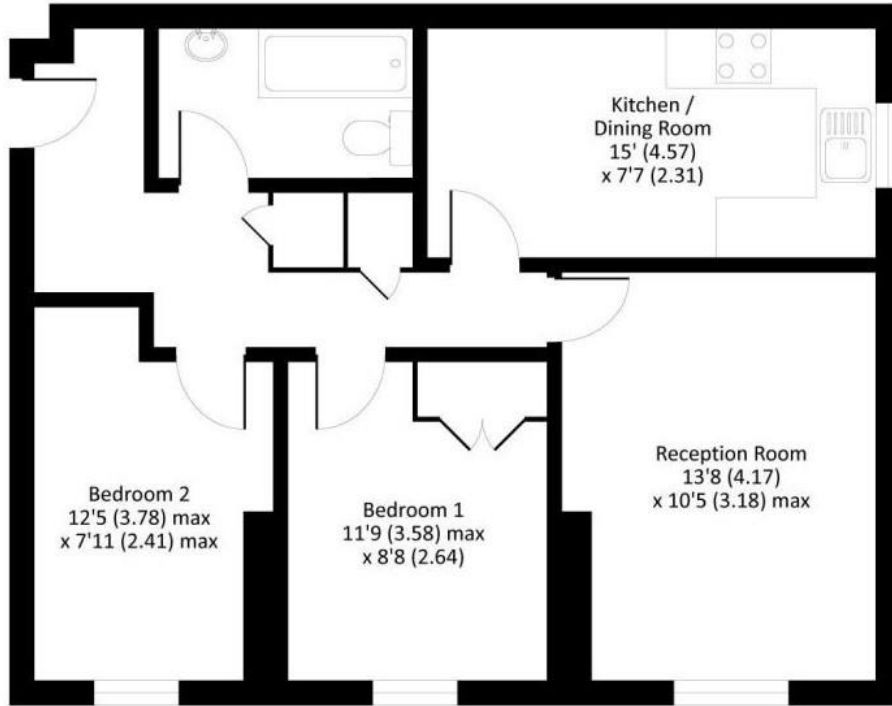


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# Mill Stream Lodge, Uxbridge Road, Rickmansworth, WD3 8JQ

Total gross internal area = 613 sq ft / 56.9 sq m



**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	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

