

Thompson Way, Rickmansworth, Hertfordshire, WD3 8GP



£255,000 Leasehold

## 1 Double Bedroom First Floor Flat

A well-presented ONE DOUBLE BEDROOM FIRST FLOOR FLAT, in a quiet, well-maintained development close to the William Penn Leisure Centre.

- LIVING/DINING ROOM
- KITCHEN
- DOUBLE BEDROOM
- THREE-PIECE BATHROOM SUITE
- ALLOCATED PARKING
- VISITOR PARKING

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The flat has a modern kitchen with ample wall and base cabinets providing storage. There is a large living/dining room and a good-sized double bedroom, as well as a three-piece family bathroom.

There is the benefit of communal gardens on this popular Penn Heights development, an allocated parking space and visitor parking bays.

Rickmansworth Town Centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junction 17 and 18 connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is well catered for sailing, fishing and water skiing.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1941.24 (2024-2025)
- Approx. Floor Area: 461 Sq ft / 42.8 Sqm
- Lease Remaining: Approx. 93 years remaining
- Annual Service Charge and Review: Approx. £1,036.66 per annum
- Annual Ground Rent and Review: Peppercorn Ground Rent
- Nearest Station: 1.5 miles Rickmansworth Station – Metropolitan/Chiltern Line



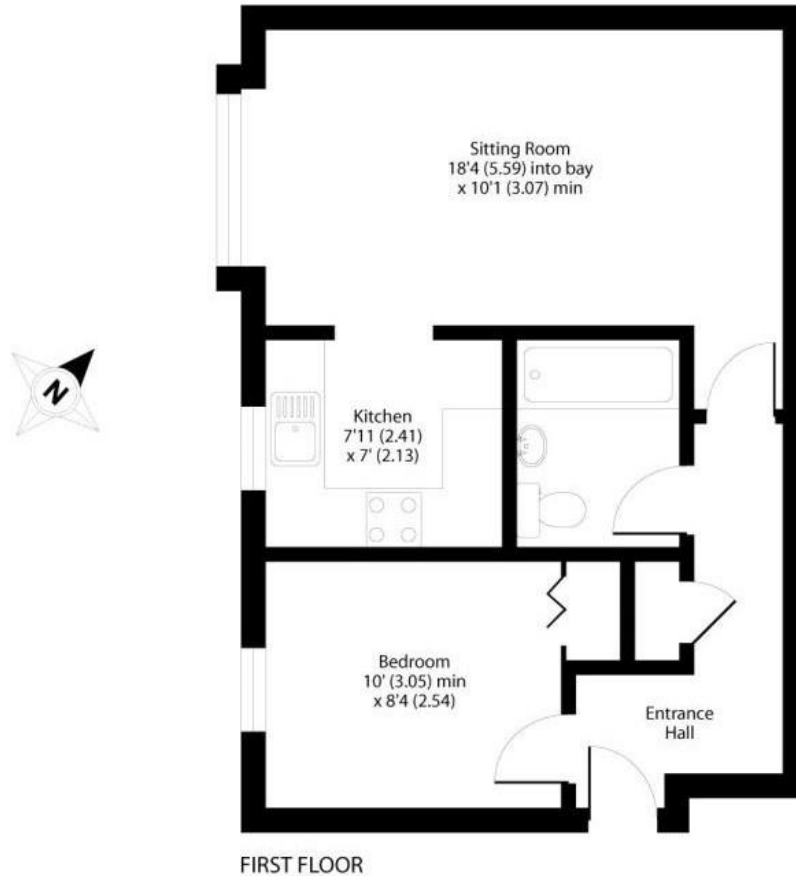
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Main house gross internal area = 461 sq ft / 42.8 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.

