

Salters Close, Rickmansworth, Hertfordshire, WD3 1HH



**£415,00 Leasehold**  
**2 Double Bedroom Ground Floor Flat**

A beautifully presented TWO DOUBLE BEDROOM GROUND FLOOR FLAT, situated in a convenient Town Centre location with stunning communal grounds.

- LIVING/DINING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- MAIN SHOWER ROOM
- PRIVATE PATIO
- ALLOCATED PARKING SPACE
- STUNNING VIEWS
- TOWN CENTRE LOCATION

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The property comprises of a welcoming entrance hall that provides access to all rooms. There is a good-sized living/dining room with a sliding door that opens out to the patio and a modern fitted kitchen.

There are two double bedrooms, both of which have ample built-in storage and the added benefit of a modern en-suite shower room to bedroom one. There is also a recently refurbished main shower room to complete the flat.

There is a private patio to the flat that has stunning views over the communal grounds and River Chess. There is one allocated parking space, as well as a handful of visitors' spaces located in the development.

Positioned less than five minutes' walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre with ample shops, bars and restaurants. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a drive to Junctions 17 or 18.

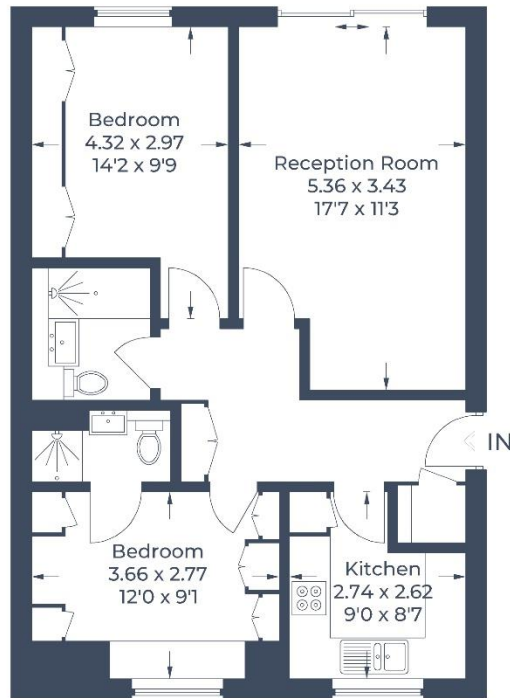
- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2183.89 (2024-2025)
- Approx. Floor Area: 666 Sq ft / 61.9 Sqm
- Lease Remaining: Approx. 97 years remaining
- Annual Service Charge and Review: Approx. £1,020.00 per annum (payable in March)
- Annual Ground Rent and Review: Approx. £240.00 per annum, next due for review in 2047
- Nearest Station: 0.6 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Approximate Gross Internal Area  
61.9 sq m / 666 sq ft



**Ground Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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**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             | 73 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

