

Money Hill Road, Rickmansworth, Hertfordshire, WD3 7WX



## £425,000 Share of Freehold 2 Bedroom Ground Floor Apartment

A rarely available and chain free TWO BEDROOM GROUND FLOOR APARTMENT in a highly sought-after residential location close to the Town Centre.

- NO CHAIN
- SPACIOUS ENTRANCE HALL
- LIVING/DINING ROOM
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- MODERN BATHROOM
- BEAUTIFULLY LANDSCAPED COMMUNAL GARDEN
- PRIVATE PARKING DIRECTLY OUTSIDE APARTMENT

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The spacious entrance hall provides access to all rooms. The bright and airy living/dining room has double doors opening to the private patio area. There is a modern fitted kitchen with space for a small table and chairs for a breakfast area. The main bedroom has the added convenience of an en-suite shower room and there is also a modern bathroom.

There is a private parking area for the development. The parking space for the apartment is conveniently located directly outside apartment, accessed via the double French doors in the living area, and there are beautifully maintained communal gardens.

Positioned in this sought-after residential area, a short distance from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. Bus routes and local shopping parades service the nearby Uxbridge Road, whilst the M25 can be easily accessed via Junctions 17 and 18.

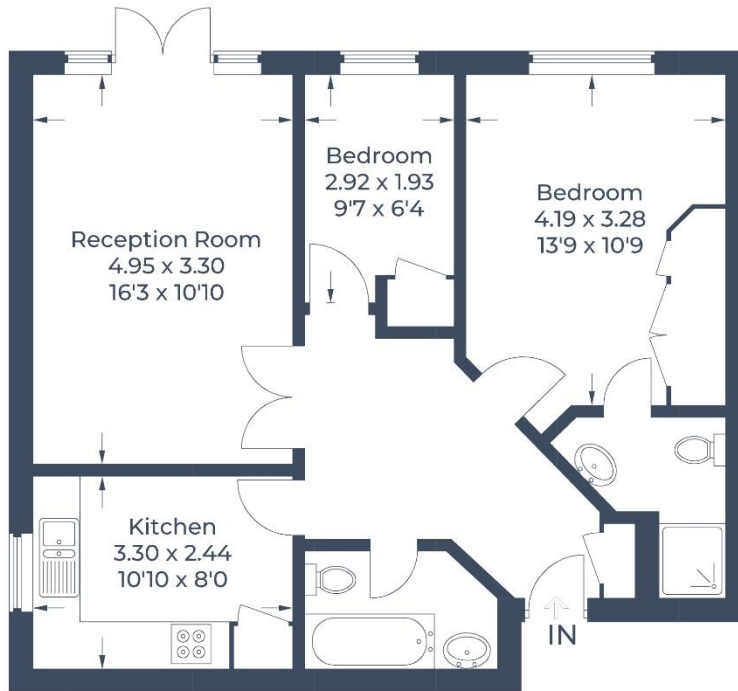
- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2669.20 (2024-2025)
- Approx. Floor Area: 690 Sq ft / 64.1 Sqm
- Lease Remaining: Approx. 100 years remaining
- Annual Service Charge and Review: Approx. £1,080.00 per annum
- Annual Ground Rent and Review: N/A
- Nearest Station: 0.5 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Approximate Gross Internal Area = 64.1 sq m / 690 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.

