

Uxbridge Road, Rickmansworth, Hertfordshire, WD3 8JQ



£365,000 Leasehold

2 Double Bedroom Second Floor Apartment

A TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT, situated in a sought-after development, with stunning views over the River Colne.

- WATERSIDE DEVELOPMENT
- SPACIOUS LIVING ROOM
- KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- MODERN BATHROOM
- BALCONY
- ALLOCATED PARKING BAY
- VISITOR PARKING

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There is a good-sized living room and a modern fitted kitchen/dining area. There are two double bedrooms with an en-suite shower room to bedroom one and a three-piece bathroom suite.

The communal grounds are well-maintained and offer stunning views of the gardens and the River Colne. There is one allocated parking space available.

The property is positioned in the most ideal 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.

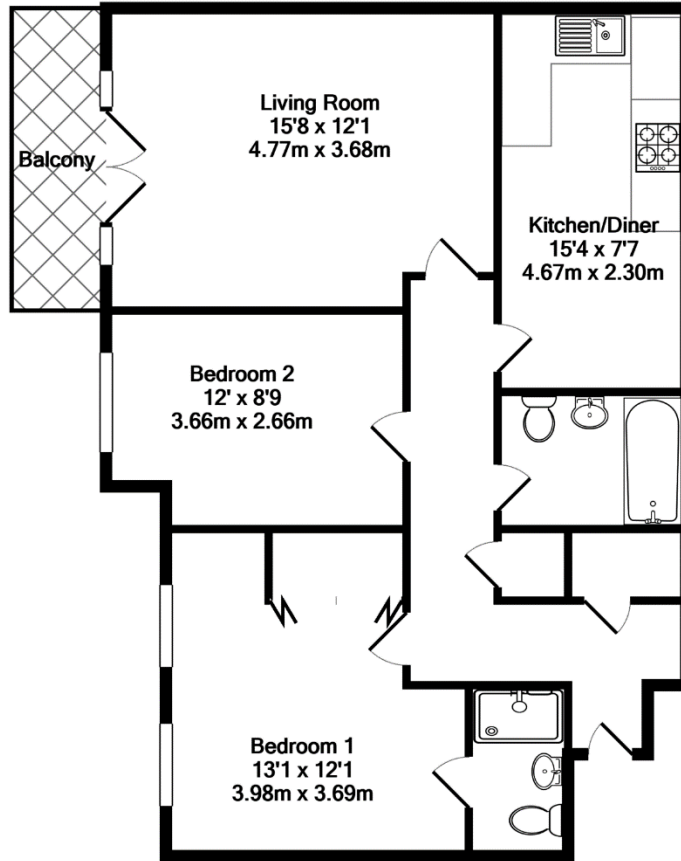
- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2183.89 (2024-2025)
- Approx. Floor Area: 727 Sq ft / 67.5 Sqm
- Lease Remaining: TBC
- Annual Service Charge and Review: TBC
- Annual Ground Rent and Review: TBC
- Nearest Station: 1.1 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 727 SQ.FT. (67.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total floor areas will include any garage(s) where applicable.
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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.

