

Berry Lane, Rickmansworth, Hertfordshire, WD3 7HB



£327,500 Leasehold

## 2 Double Bedroom Ground Floor Apartment

A TWO BEDROOM GROUND FLOOR APARTMENT situated in a quiet residential cul-de-sac, close to local amenities and schools.

- NO CHAIN
- GROUND FLOOR
- SPACIOUS LIVING/DINING ROOM
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- PARKING
- COMMUNAL GROUNDS

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The entrance hall provides access to all rooms within the apartment and has a convenient storage cupboard. There is a bright and spacious open plan living/dining room, with an archway leading to a modern fitted kitchen with ample wall and base cabinets for storage, both overlooking the rear communal grounds. There are two double bedrooms, one with the added benefit of fitted wardrobes. The bathroom is fully tiled with wash hand basin, W.C. and bath with shower overhead. The bedrooms overlook the front of the property.

This ground floor apartment provides spacious accommodation throughout, offering a fantastic opportunity to first time buyers and investors. The owners would consider extending the lease for the new owner, subject to negotiation. The property has residents parking and has well-maintained communal grounds.

Mead Place is situated just off Berry Lane and is within easy reach of the Uxbridge Road and local amenities. The property is approximately 1.3 miles from Rickmansworth Station and the Town Centre and is a short drive from both Junctions 17 and 18 of the M25.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1941.24 (2024-2025)
- Approx. Floor Area: 792 Sq ft / 73.5 Sqm
- Lease Remaining: Approx. 84 years remaining
- Annual Service Charge and Review: Approx. £850.00 per annum, reviewed yearly.
- Annual Ground Rent and Review: Approx. £10.00 per annum
- Nearest Station: 1.1 miles Rickmansworth Station – Metropolitan/Chiltern Line

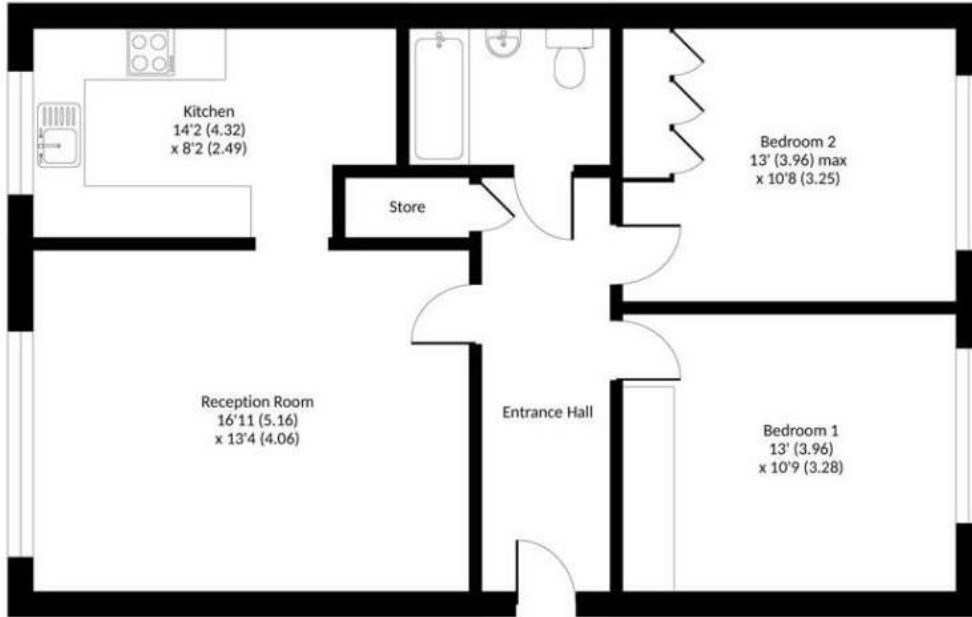


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Approximate Area = 792 sq ft / 73.5 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024.

**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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

