

Nightingale Road, Rickmansworth, Hertfordshire, WD3 7BX



£525,000 Leasehold
3 Bedroom Second Floor Flat

Recently refurbished to a very high standard, a spacious THREE BEDROOM SECOND FLOOR FLAT, located on a popular residential road.

- BRIGHT LIVING/DINING ROOM
- FITTED KITCHEN
- THREE DOUBLE BEDROOMS
- MODERN BATHROOM
- PERMIT PARKING IN BLOCK
- GARAGE
- CLOSE TO TOWN CENTRE
- LONG LEASE

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Spanning 827 square feet and recently refurbished throughout, the property comprises of a bright and spacious living/dining room with views down Nightingale Road and a modern, fitted kitchen complete with underfloor heating and granite worktops. There are three double bedrooms, two of which benefit from ample built-in storage. A three-piece bathroom suite, also with underfloor heating, completes the property.

There is residents permit parking within the development, as well as 171 square foot garage with the flat. There are also private communal gardens within the block for residents' use.

Rickmansworth Town Centre is only a few minutes' walk away with its good selection of shopping facilities including Marks & Spencer and Waitrose. The Metropolitan/Chiltern railway services to Baker St and Marylebone are also just a few minutes away. The M25 motorway reached via a short drive to Junction 17 or 18, while there is excellent schooling nearby to include the Charlotte House, Royal Masonic and Merchant Taylor's schools.

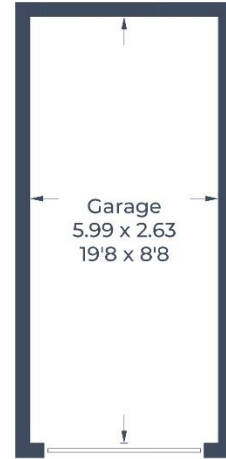
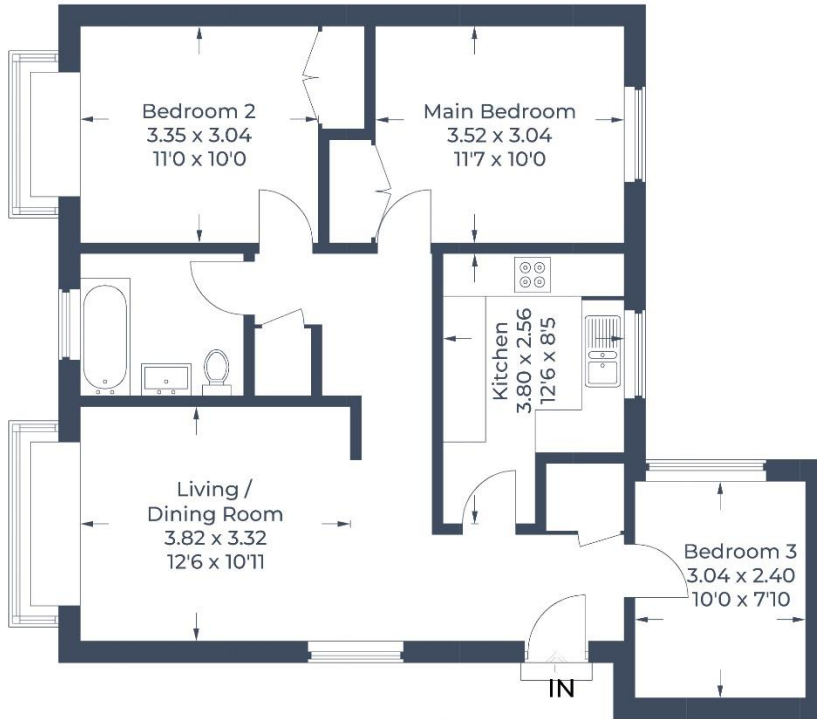
- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2,183.89 (2024-2025)
- Approx. Floor Area: 998 Sq ft / 92.7 Sqm
- Lease Remaining: Approx 959 years remaining
- Annual Service Charge: Approx. £2,050.56 per annum
- Annual Ground Rent: Approx. £100.00 per annum
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Approximate Gross Internal Area = 76.8 sq m / 827 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Total = 92.7 sq m / 998 sq ft



Second Floor

(Not Shown In Actual Location / Orientation)

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 | 76 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

