

Swan Close, Rickmansworth, Hertfordshire, WD3 1SB



£399,950 Leasehold

2 Double Bedroom Ground Floor Split-Level Apartment

A well-presented TWO DOUBLE BEDROOM SPLIT-LEVEL GROUND FLOOR APARTMENT in a sought-after gated development in Rickmansworth Town Centre.

- SPACIOUS LIVING/DINING ROOM
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- WELL-MAINTAINED COMMUNAL GROUNDS
- TWO ALLOCATED PARKING SPACES
- TOWN CENTRE LOCATION
- CLOSE TO STATION

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The entrance hall provides access to all rooms. There is a spacious living/dining room and a modern fitted kitchen overlooking the front of the development. There is a small staircase off the entrance hall leading to two double bedrooms and a modern bathroom.

There are well-maintained communal grounds and two allocated parking spaces within the development.

Positioned around the corner from Rickmansworth High Street and less than five minutes' walk from Rickmansworth's Metropolitan/Chiltern Line station. 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: 561 Sq ft / 52.1 Sqm
- Lease Remaining: Approx. 95 years remaining
- Annual Service Charge and Review: Approx. £1,200.00 per annum, reviewed yearly
- Annual Ground Rent and Review: Approx. £240.00 per annum
- Nearest Station: 0.2 miles Rickmansworth Station – Metropolitan/Chiltern Line

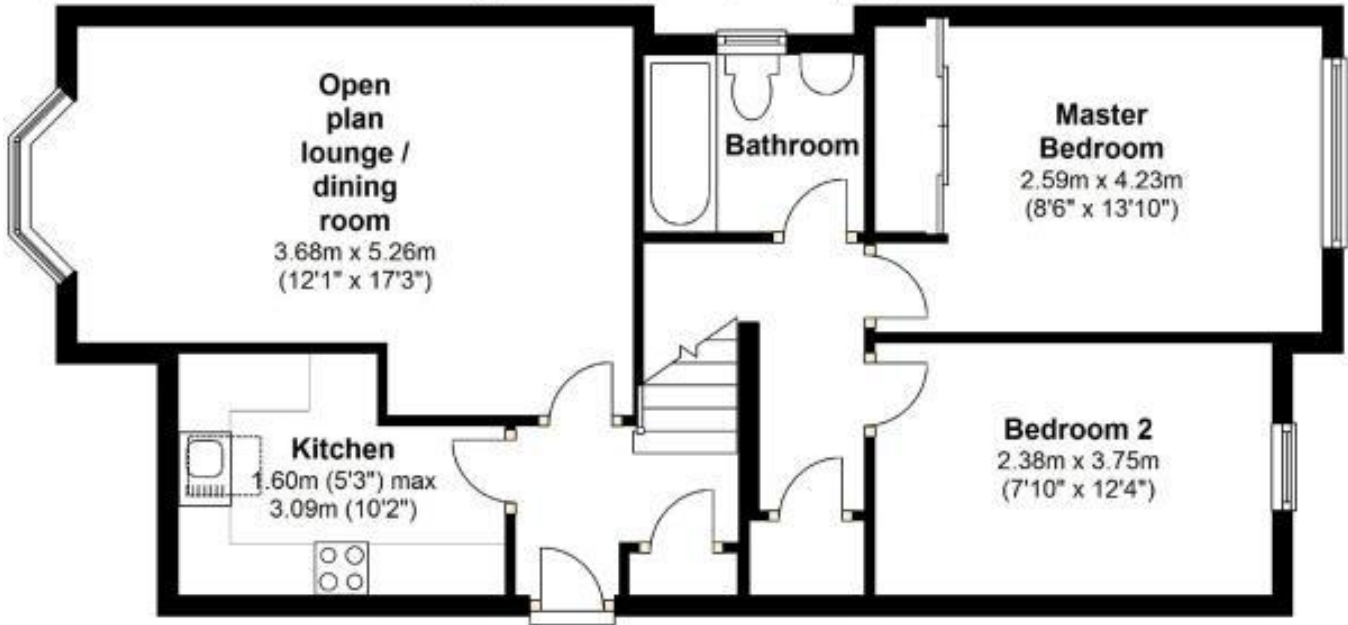


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Ground Floor

Approx. 52.1 sq. metres (561.0 sq. feet)



Total area: approx. 52.1 sq. metres (561.0 sq. feet)

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	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

