

Northway, Rickmansworth, Hertfordshire, WD3 1QQ



## £397,000 Leasehold 2 Double Bedroom Third Floor Apartment

A well-presented, recently refurbished, TWO DOUBLE BEDROOM THIRD FLOOR APARTMENT, situated in Rickmansworth Town Centre.

- OPEN PLAN LIVING/DINING ROOM
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- THREE-PIECE BATHROOM SUITE
- BALCONY
- ALLOCATED PARKING SPACE
- GYMNASIUM
- CONCIERGE
- TOWN CENTRE LOCATION

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The property offers a spacious, open-plan kitchen/living/dining room with ample storage and fitted appliances. There are two double bedrooms, with bedroom one having a modern en-suite and bedroom two has built in storage. A three-piece family bathroom and balcony with stunning views completes this flat.

The property offers an allocated parking space within a gated complex. Penn Place also offers a concierge service and a resident's gym.

Positioned just a few moments' walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre with its many restaurants and shopping facilities. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a short drive to junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2669.20 (2024-2025)
- Approx. Floor Area: 756 Sq ft / 70.2 Sqm
- Lease Remaining: TBC
- Annual Service Charge and Review: TBC
- Annual Ground Rent and Review: TBC
- Nearest Station: 0.2 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Approximate Gross Internal Area = 70.2 sq m / 756 sq ft

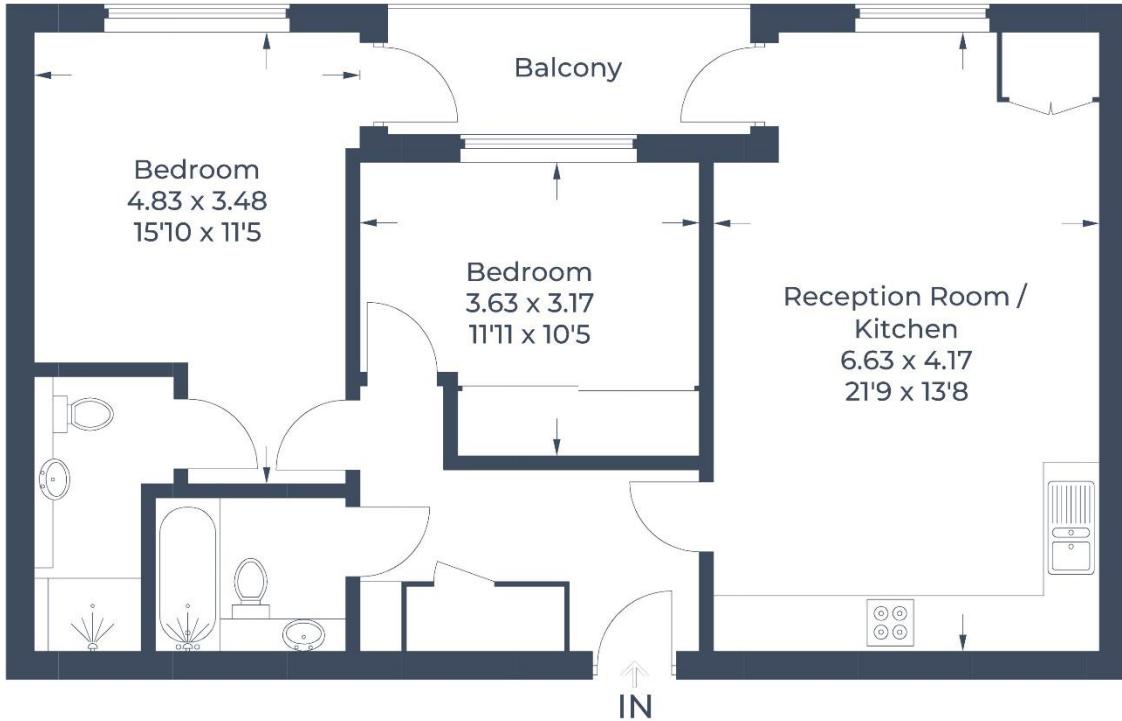


Illustration for identification purposes only,

measurements are approximate, not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

