

Salters Close, Rickmansworth, Hertfordshire, WD3 1HH



£325,000 Leasehold

1 Double Bedroom Ground Floor Maisonette

A good-sized ONE DOUBLE BEDROOM GROUND FLOOR MAISONETTE, located in a quiet development within Rickmansworth Town Centre.

- NO CHAIN
- LIVING/DINING ROOM
- KITCHEN
- ONE DOUBLE BEDROOM
- BRAND NEW MODERN BATHROOM
- ALLOCATED PARKING
- TOWN CENTRE LOCATION
- COMMUNAL GARDEN

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The property comprises of a welcoming entrance hall that provides access to all rooms. To the front is a spacious kitchen, with ample built-in storage, as well as a good-sized living/dining room. To the rear of the property is a double bedroom with built-in storage and a brand new modern three-piece bathroom suite.

To the rear is a secluded shared garden that is laid to lawn. There is also the added benefit of an allocated parking space.

Positioned less than five minutes' walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre with ample shops, bars and restaurants. 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 C Approx. £2038.39 (2025-2026)
- Approx. Floor Area: 451.4 Sq ft / 41.9 Sqm
- Lease Remaining: Approx. 95 years remaining
- Annual Ground Rent and Review: Approx. £150.00 per annum
- Nearest Station: 0.5 miles Rickmansworth Station – Metropolitan/Chiltern Line



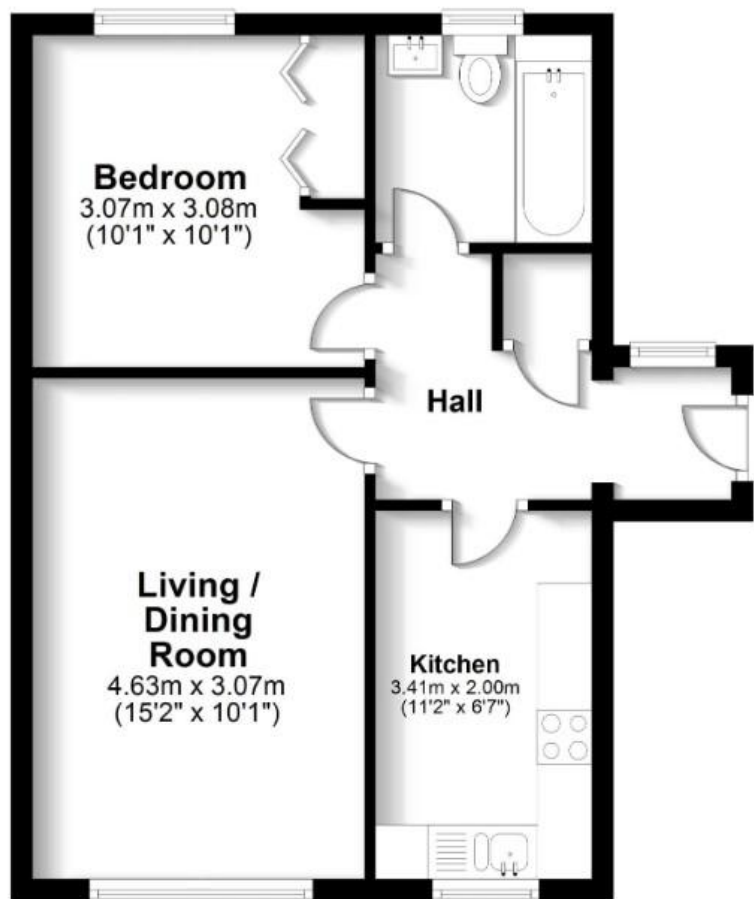
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 41.9 sq. metres (451.4 sq. feet)



Total area: approx. 41.9 sq. metres (451.4 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.

