

Homestead Road, Rickmansworth, Hertfordshire, WD3 1FX



£265,000 Leasehold 1 Bedroom Ground Floor Apartment

We are delighted to bring to the market this ONE BEDROOM APARTMENT which is ideal for a first-time buyer, downsizer or investors. Swan House, the former Comet headquarters has been transformed into a highly sought address built by Howarth Homes and perfectly placed for a connected lifestyle.

- NO CHAIN
- OPEN PLAN LIVING/KITCHEN/DINING ROOM
- SPACIOUS DOUBLE BEDROOM
- MODERN SHOWER ROOM
- FINISHED TO A HIGH STANDARD
- LIFTS TO ALL FLOORS
- SECURE PARKING
- TOWN CENTRE LOCATION
- MINUTES TO TRAIN STATION

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A large entrance hallway provides doors to all rooms. There is an open plan living/kitchen/dining room which has a range of base and wall units with integrated appliances.

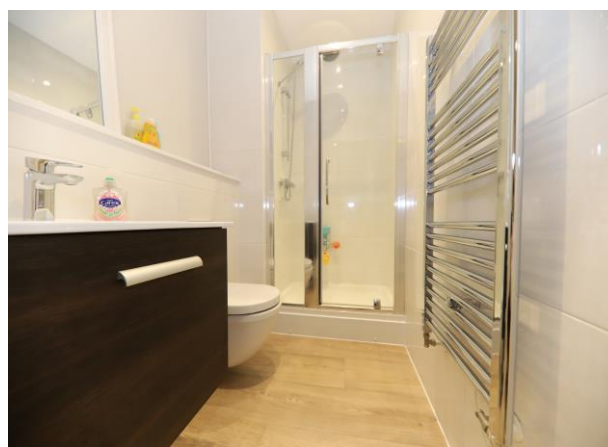
There is a spacious bedroom and a modern shower room. There is also secure parking available for one car.

Swan House is situated close to Rickmansworth town centre with all its local amenities including shops, bars, restaurants and excellent transport links. Just minutes from Rickmansworth Metropolitan station with its frequent underground and over ground trains. One stop to Marylebone in 26 minutes.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1941.24 (2024-2025)
- Approx. Floor Area: 489 Sq ft / 45.4 Sqm
- Lease Remaining: Approx. 117 years remaining
- Annual Service Charge and Review: Approx. £2329.76 per annum, invoiced every 6 months (Invoice for 01/01/2025-30/06/2025 = £1164.88)
- Annual Ground Rent and Review: Approx. £295.00 per annum, invoiced every 6 months (Invoice for 01/01/2025-30/06/2025 = £147.50)
- Nearest Station: Approx. 226 ft Rickmansworth Station – Metropolitan/Chiltern Line

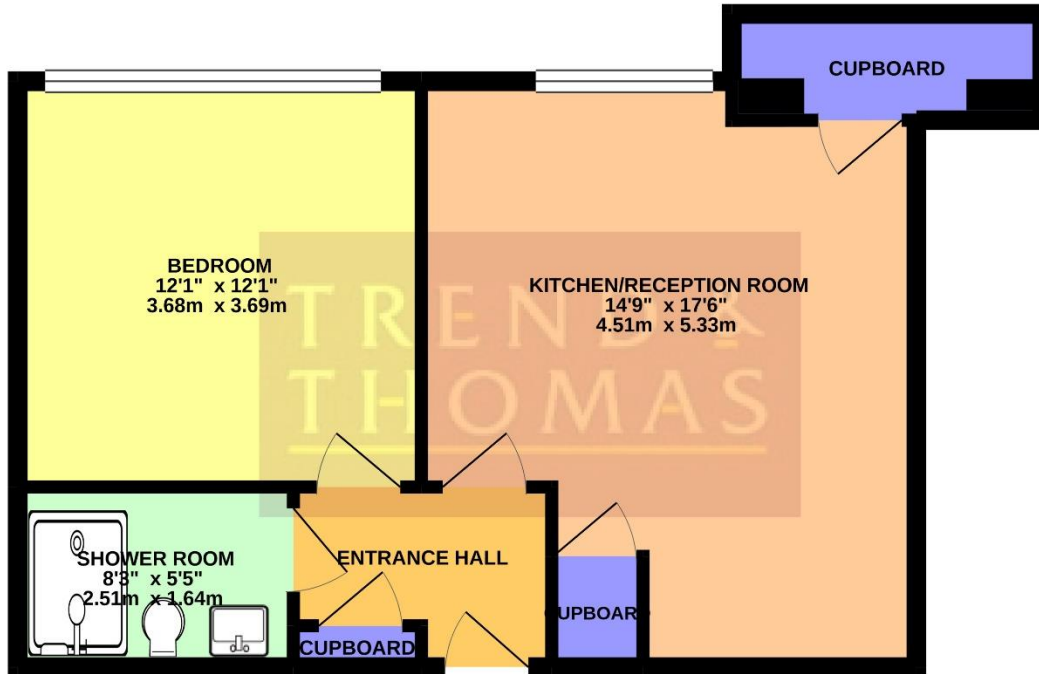


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	38 F
1-20	G		

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



SWAN HOUSE, HOMESTEAD ROAD, RICKMANSWORTH, WD3 1FX

TOTAL FLOOR AREA : 489 sq.ft. (45.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

