



St. Peters Close, Rickmansworth, WD3

£299,950 Leasehold

LIVING ROOM • DINING AREA • KITCHEN • BATHROOM • ALLOCATED PARKING BAY • VISITOR PARKING AVAILABLE • COMMUNAL GROUNDS

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A TWO BEDROOM FIRST FLOOR APARTMENT in need of some modernisation, positioned in a small residential development, a short walk away from local shops and Rickmansworth Town Centre.

The property offers a good-sized living room leading to a modern fitted kitchen with a convenient dining area. There are two bedrooms, both with built-in cupboard space and a modern bathroom.

There is one allocated parking space, visitors parking and well-maintained communal grounds within the development.

Situated within 1¼ miles of Rickmansworth Town Centre and Metropolitan/Chiltern line station. The M25 can be reached via a short drive to junction 17. There are also country walks available at the Aquadrome towards the Colne Valley.

Nearest Station: 0.8 miles – Rickmansworth Station

Council Tax band: C

EPC Energy Efficiency Rating: D

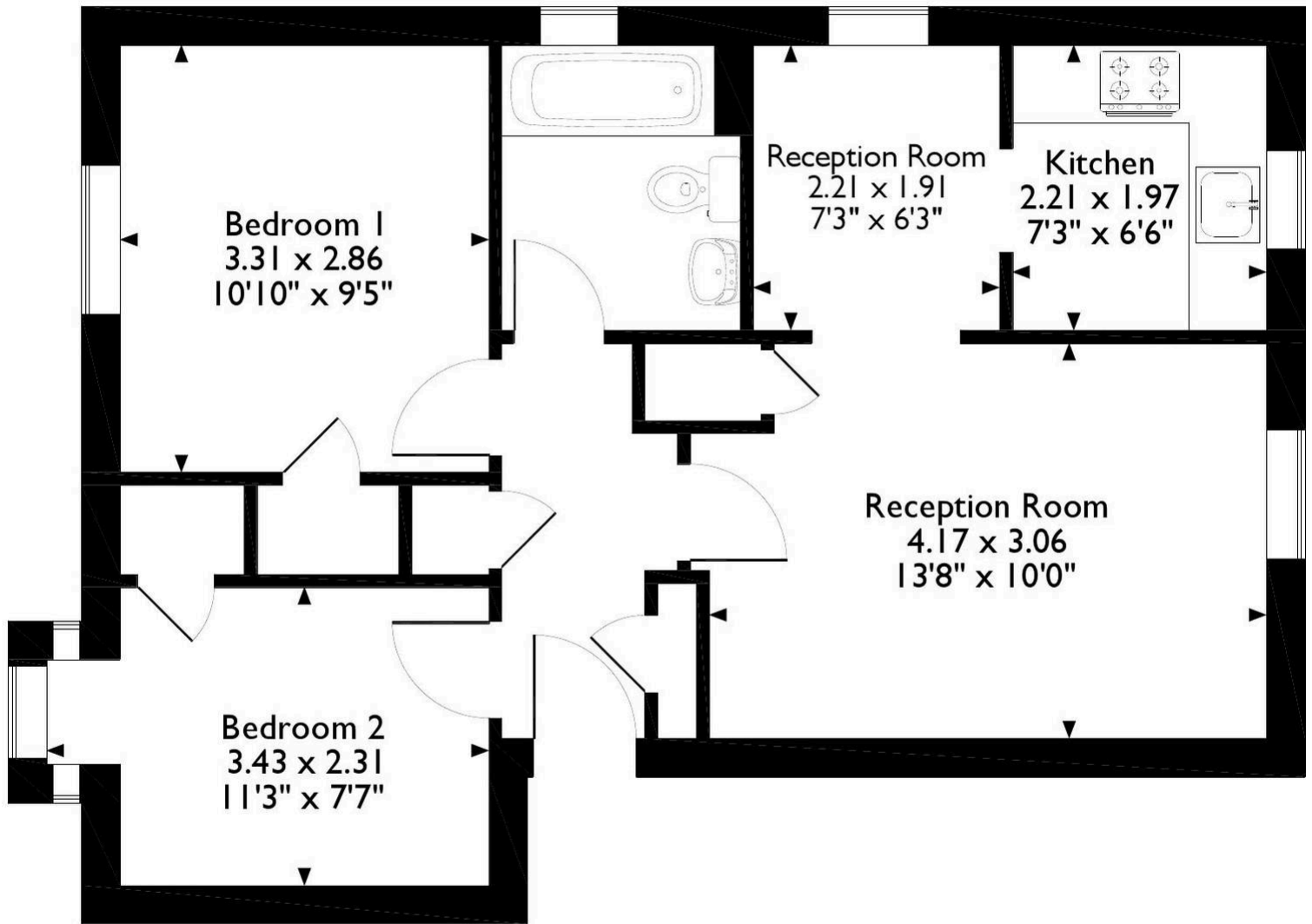
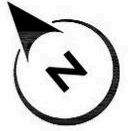
EPC Environmental Impact Rating: D

Remaining Lease Length: Approx. 94 years remaining

Annual Service Charge: Approx. £1300.00 per annum

Annual Ground Rent: Peppercorn

St. Peters Close, Rickmansworth
Approximate Gross Internal Area
51 Sq M/554 Sq Ft



First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for information purposes only. Unauthorized reproduction is prohibited.



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.