



Homestead Road, Rickmansworth, WD3

£255,000 Leasehold

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 • SEVERAL GYMS AND PARKS NEARBY

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





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.

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.

Nearest Station: 226 ft – Rickmansworth Station

Council Tax band: C

EPC Energy Efficiency Rating: E

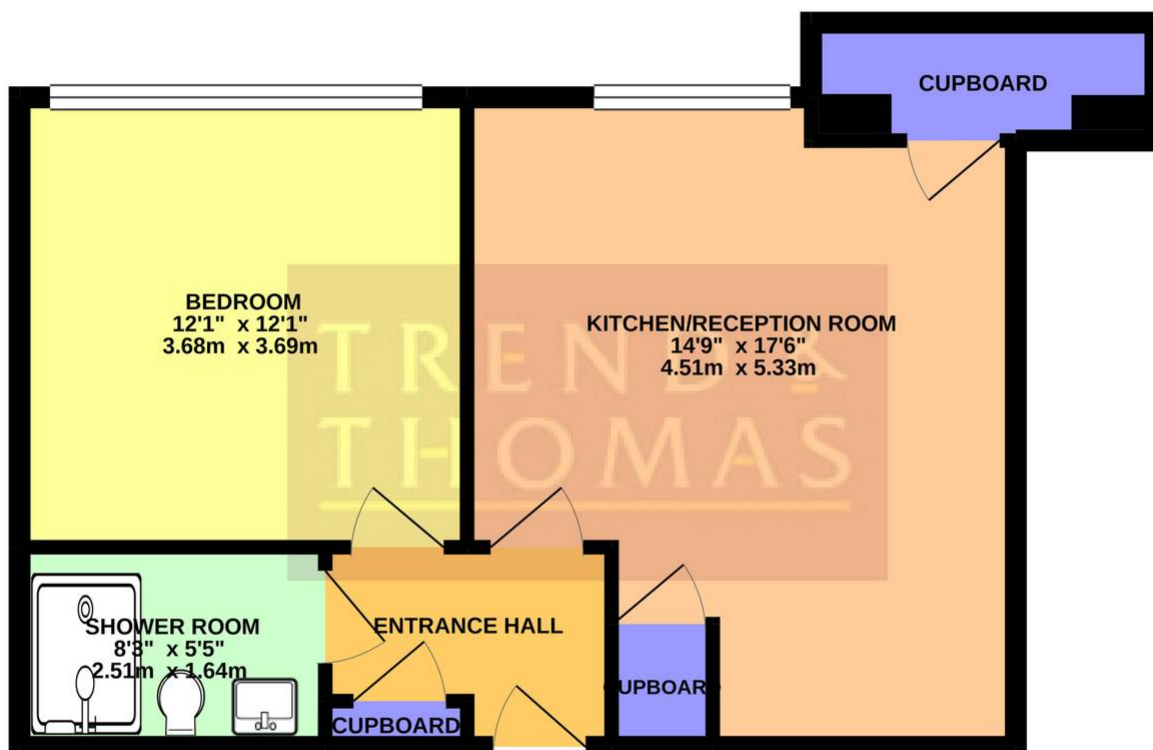
EPC Environmental Impact Rating: D

Remaining Lease Length: Approx. 115 years remaining

Annual Service Charge: Approx. £2329.76 per annum

Annual Ground Rent: Approx. £295.00 per annum

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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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.