



Nightingale Road, Rickmansworth, WD3

£369,950 Leasehold

NO CHAIN • LIVING/DINING ROOM • MODERN FITTED KITCHEN • TWO BEDROOMS • BATHROOM • PERMIT PARKING • GARAGE • COMMUNAL GROUNDS

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A chain-free TWO BEDROOM GROUND FLOOR FLAT, located on a popular residential road.

The entrance hall provides access to all rooms within the property. There is a spacious living/dining room and a modern, fitted kitchen with ample wall and base cabinets for storage. There are two double bedrooms, both benefitting from built-in storage cupboards and a modern bathroom.

There is residents permit parking within the block, as well as a garage in block. There are also private communal gardens within the block for residents use.

Rickmansworth Town Centre is only a few minutes walk away with its good selection of shopping facilities including Marks & Spencer and Waitrose. The Metropolitan/Chiltern railway services to Baker St and Marylebone are also just a few minutes away. The M25 motorway reached via a short drive to Junction 17 or 18, while there is excellent schooling nearby to include the Charlotte House, Royal Masonic and Merchant Taylor's schools.

Nearest Station: 0.4 miles – Rickmansworth Station

Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Remaining Lease Length: Approx. 954 years remaining

Annual Service Charge: Approx. £1550.00 per annum

Annual Ground Rent: Approx. £100.00 per annum



Approximate Gross Internal Area = 55.8 sq m / 601 sq ft

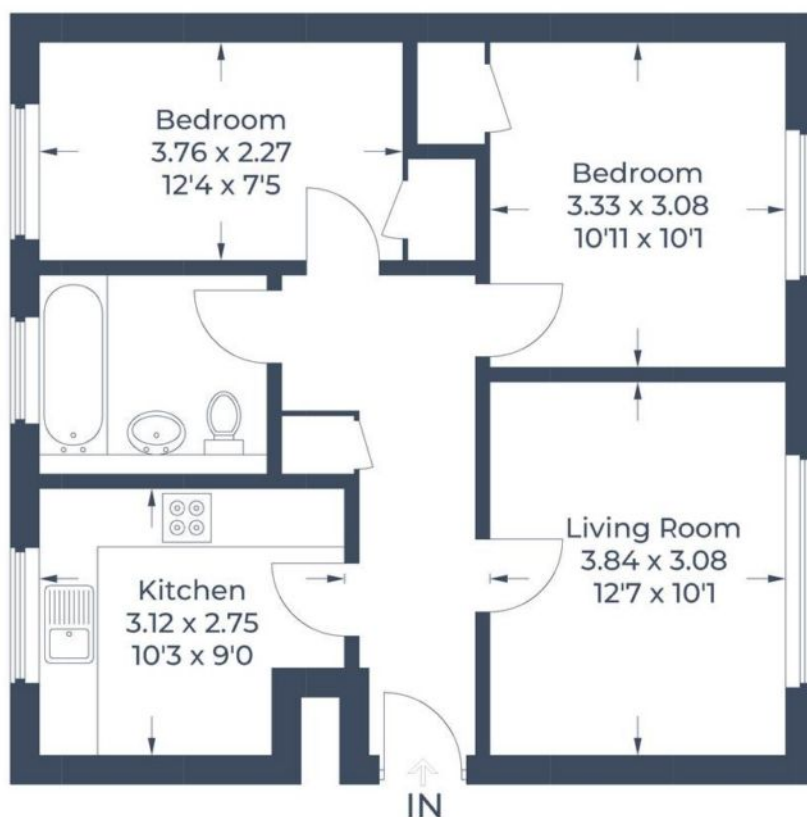


Illustration for identification purposes only,
measurements are approximate, not to scale.
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