



## Flat 4, The Forge Bury Lane, Rickmansworth

£395,000 Leasehold

CHAIN FREE • LIVING/DINING ROOM • KITCHEN/BREAKFAST ROOM • TWO BEDROOMS • EN-SUITE SHOWER ROOM TO BEDROOM ONE • MODERN BATHROOM • BALCONY • RESIDENTS PARKING • TOWN CENTRE LOCATION • CLOSE TO STATION

**TREND &  
THOMAS**





A rare opportunity to purchase a chain free, TWO BEDROOM SECOND FLOOR APARTMENT within the heart of Rickmansworth Town Centre, close to the station and with resident's parking.

The entrance hall provides access to all rooms in the property. French double doors open through to a spacious living/dining room and there is a generously sized kitchen/breakfast room with patio door to a private balcony. There are two bedrooms with the benefit of an en-suite shower room in bedroom one, and there is a main bathroom. Resident's parking is available in the development.

Positioned right next to Rickmansworth Town Centre with plenty of choice of local supermarkets, shops, bars and restaurants, and close to Rickmansworth Metropolitan/Chiltern Line Station providing access into Central London. The Aquadrome, Watersmeet Theatre and golfing and equestrian facilities are nearby, whilst the M25 can be reached via a drive to junctions 17 or 18.

Council Tax band: E

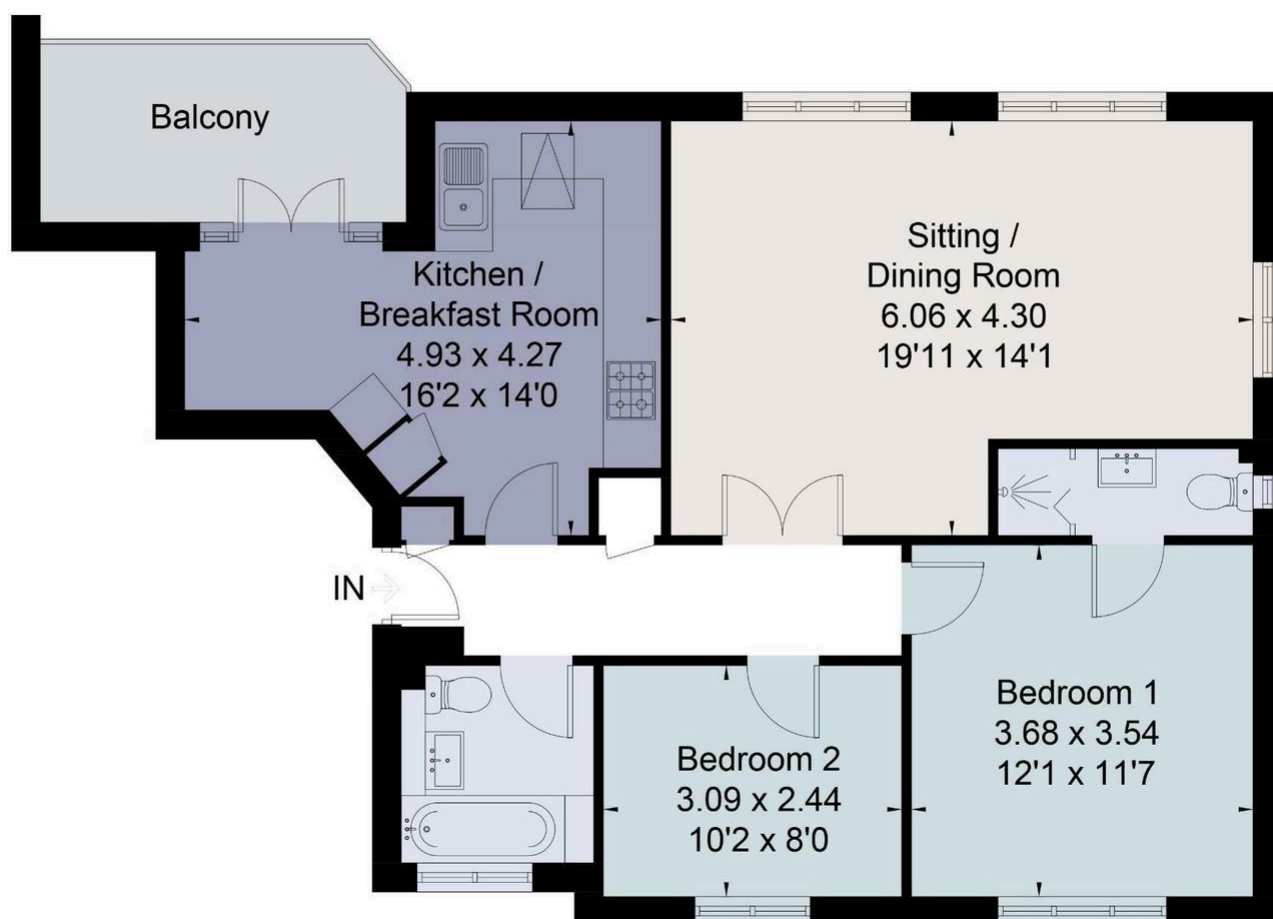
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Approximate Area = 74.3 sq m / 800 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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