

## Clarkfield, Rickmansworth, WD3

£250,000 Leasehold

LIVING/DINING ROOM • MODERN FITTED KITCHEN • STUDY • DOUBLE BEDROOM • MODERN BATHROOM • COMMUNAL GROUNDS

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS





A SPACIOUS ONE DOUBLE BEDROOM, FIRST FLOOR APARTMENT which is presented in good condition throughout.

We are delighted to present this large first floor one double bedroom flat which is in good condition throughout. There is a spacious living/dining room and a modern fitted kitchen. The double bedroom is light and airy and there is a modern fitted bathroom. There is a welcome addition of extra space with a convenient study.

There are communal grounds outside the property, and there is on-street parking available on a first come, first served basis.

The property is situated in a quiet residential cul-de-sac within easy reach of the Uxbridge Road and local amenities. The property is approximately 1 mile from Rickmansworth Station and Town Centre and is a short drive from both Junctions 17 and 18 of the M25.

Council Tax band: C

EPC Energy Efficiency Rating: C

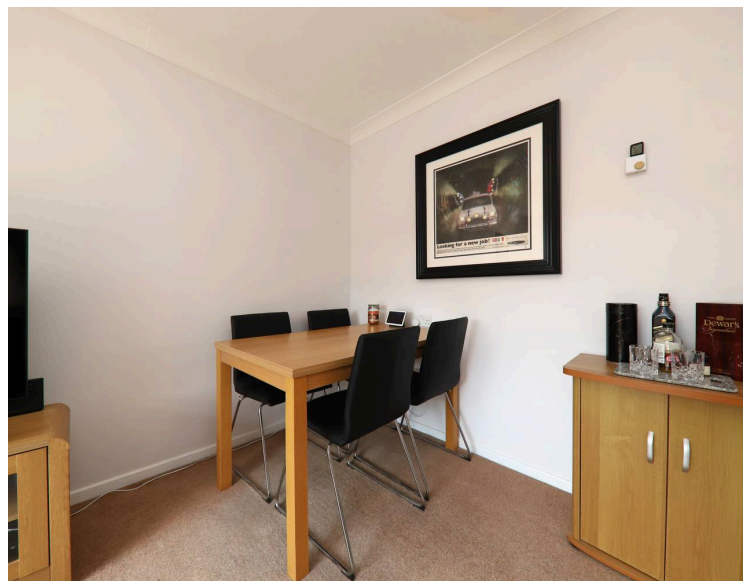
EPC Environmental Impact Rating: B

Remaining Lease Length: Approx. 90 years remaining

Annual Service Charge: Approx. £744.00 per annum

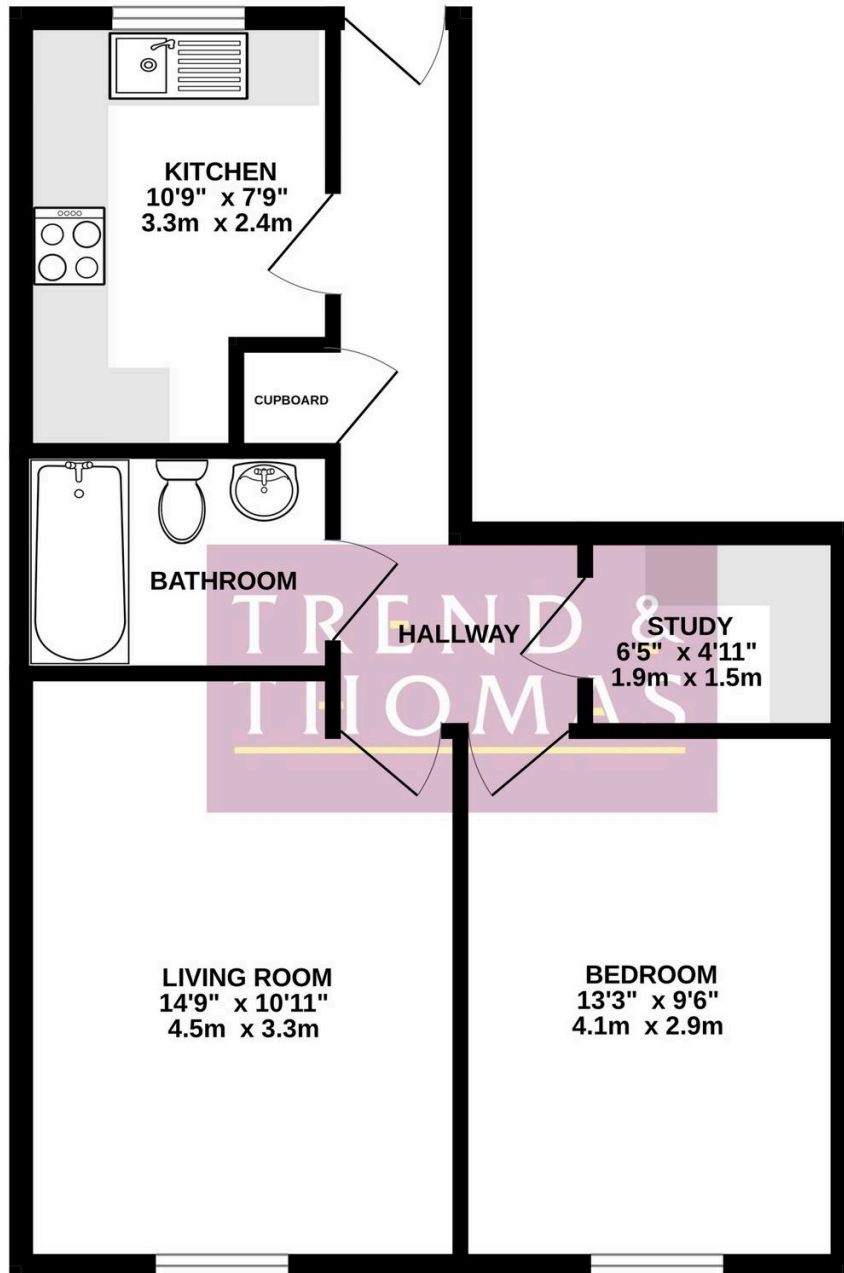
Annual Ground Rent: Approx. £10.00 per annum

Nearest Station: 1 mile – Rickmansworth Station





FIRST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.5 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.