



Bury Meadows, Rickmansworth, WD3

£399,500 Share of Freehold

SECOND & THIRD FLOOR MAISONETTE • UPGRADED ELECTRICAL SYSTEM & NEW CARPETS THROUGHOUT • SPACIOUS RECEPTION ROOM • MODERN KITCHEN • THREE BEDROOMS • MODERN BATHROOM • PRIVATE BALCONY • GARAGE • PRIVATE GATED DEVELOPMENT • TOWN CENTRE LOCATION • CLOSE TO STATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





Located in a private gated development within the heart of the town centre, is this well-presented THREE BEDROOM SECOND & THIRD FLOOR MAISONETTE.

As you step inside, you are greeted by a spacious reception room filled with natural light which leads out to the south facing balcony, overlooking the communal grounds. The kitchen has ample storage with wall and base cabinets and overlooks the front of the development. There are three well-proportioned bedrooms providing plenty of space for rest and relaxation, and a modern bathroom with Aqualisa power shower over bath completes the third floor.

The communal grounds of this property are simply stunning, offering a tranquil and picturesque backdrop to a quiet escape from the privacy of your own balcony.

With the added convenience of a garage, superb access to transportation links, an upgraded electrical system and new carpets throughout, this property is a true gem in a sought-after location.

This duplex apartment is off Bury Lane, and is close to Rickmansworth Metropolitan/Chiltern Line Station and the High Street offering a range of local amenities, whilst the M25 can be easily reached via a drive to Junctions 17 or 18.

Nearest Station: 0.4 miles – Rickmansworth Station

Council Tax band: D

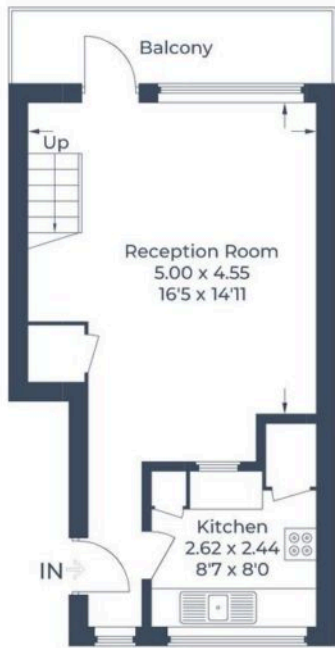
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

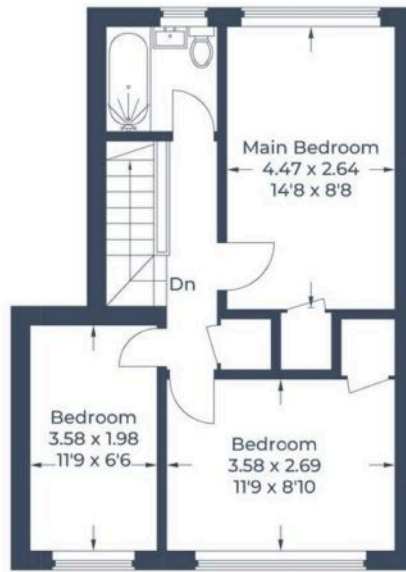
Annual Service Charge: Approx. £1,200.00 per annum



Approximate Gross Internal Area
 Ground Floor = 34.1 sq m / 367 sq ft
 First Floor = 41.8 sq m / 450 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 89.4 sq m / 962 sq ft



Second Floor



Third Floor



(Not Shown In Actual
Location / Orientation)

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