

Penn Place, Northway, Rickmansworth, Hertfordshire, WD3 1QQ



## £425,000 Leasehold 2 Bedroom Top Floor Apartment

We are delighted to bring to the market this spacious two bedroom apartment situated in the heart of Rickmansworth with a private south facing balcony overlooking some of the most idyllic panoramic views of Rickmansworth.

- TWO DOUBLE BEDROOMS
- GENEROUS ENTRANCE HALLWAY
- LIVING/DINING ROOM
- LOFT STORAGE
- SOUTH WEST FACING PANORAMIC VIEWS
- NEWLY FITTED FAMILY EN-SUITE TO MAIN BEDROOM
- FAMILY BATHROOM
- GYM IN DEVELOPMENT
- CONCIERGE SERVICE
- ALLOCATED PARKING

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The Entrance opens into a generous hallway leading to a modern fitted kitchen and a 19' living/dining room. There are two bedrooms one with a newly fitted en-suite and a separate modern bathroom. There is also convenient loft storage.

The private balcony can be accessed from the living/dining room and offers lovely views over Rickmansworth.

There is an allocated parking bay within the secure development and all residents have access to the fitness suite and Concierge service.

Positioned just a few minutes walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre with its many restaurants and shopping facilities. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a short drive to junctions 17 or 18.

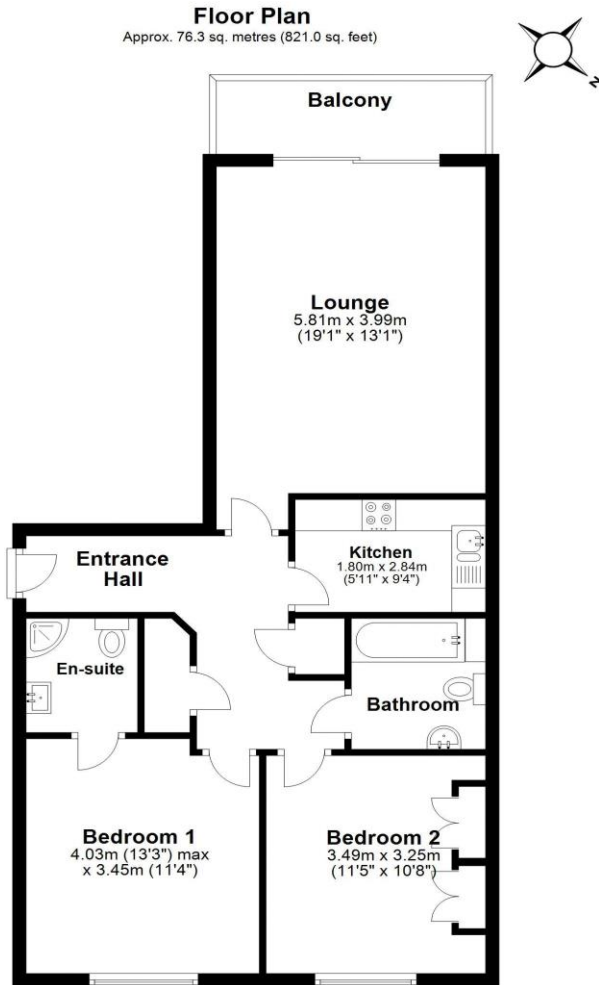
- Local Authority: Three Rivers District Council
- Council Tax: Band: E £2253.00 (2020-2021)
- Approx floor area: 821 Sq ft / 76.3 Sqm
- Lease Remaining: TBC
- Service Charge: TBC
- Ground Rent: TBC
- Nearest Station: 0.1 miles Rickmansworth Station – Chiltern/Metropolitan Line





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Total area: approx. 76.3 sq. metres (821.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

**VIEWING:** Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH** Ph 01923 773 616.

**PLEASE NOTE:** It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey or solicitors costs.

**FIXTURES & FITTINGS:** Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

