

The Willows, Rickmansworth, Hertfordshire, WD3 8YY



## £375,000 Leasehold 2 Bedroom First Floor Apartment

We are delighted to bring to the market this bright and spacious Two Double Bedroom, First Floor modern apartment with private entrance, situated in a private development with outstanding views over the River Colne and nature reserve beyond.

- PRIVATE DEVELOPMENT
- LARGE LIVING/DINING ROOM
- FITTED KITCHEN
- BATHROOM/W.C.
- DOUBLE GLAZING THROUGHOUT
- GAS CENTRAL HEATING
- ALLOCATED AND VISITOR PARKING
- OUTSTANDING VIEWS TO REAR

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The property offers a spacious Living/Dining area, Two Double Bedrooms, a Modern Bathroom and Fitted Kitchen. There are stunning views of the beautiful surroundings of the River Colne and local nature reserve.

Situated in this attractive position in this small, private cul-de-sac, conveniently located off the Uxbridge Road and serviced by local bus routes and shopping parades. Approximately one mile west from Rickmansworth town centre and Metropolitan/Chiltern Line station. The M25 at Junction 17 is a few minutes' drive from the property.

- Local Authority: Three Rivers District Council
- Council Tax: Band: D £1844.00 (2020-2021)
- Approx floor area: 652 Sq ft / 60.5 Sqm
- Lease Remaining: 92 years
- Service Charge: £625.00 per annum
- Nearest Station: 1.3 miles Rickmansworth Station – Metropolitan/Chiltern Line

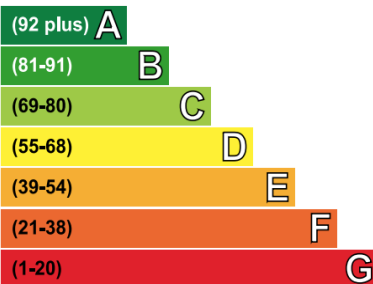


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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
70	79



GROUND FLOOR  
APPROX. FLOOR  
AREA 24 SQ.FT.  
(2.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 638 SQ.FT.  
(59.3 SQ.M.)

THE WILLOWS, RICKMANSWORTH, WD3 8YY  
TOTAL APPROX. FLOOR AREA 662 SQ.FT. (61.5 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only  
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**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.