

Northway, Rickmansworth, Hertfordshire, WD3 1QQ



£395,000 Leasehold
2 Double Bedroom Fourth Floor Apartment

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM FOURTH FLOOR APARTMENT located in the popular Penn Place development in the heart of Rickmansworth town centre.

- SPACIOUS FOURTH FLOOR APARTMENT
- LIVING/DINING ROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- BATHROOM
- PRIVATE BALCONY
- LIFT TO ALL FLOORS
- CONCIERGE SERVICE
- GATED ALLOCATED PARKING
- TOWN CENTRE LOCATION
- PERFECT INVESTMENT OPPORTUNITY

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The accommodation comprises of an entrance hall leading to a fully fitted modern kitchen with a feature window and an open plan living/dining room with doors to a private balcony. There are two double bedrooms with an en-suite shower room off the main bedroom and a further separate bathroom.

The property offers an allocated parking space within a gated complex. Penn Place also offers a concierge service and a resident's gym.

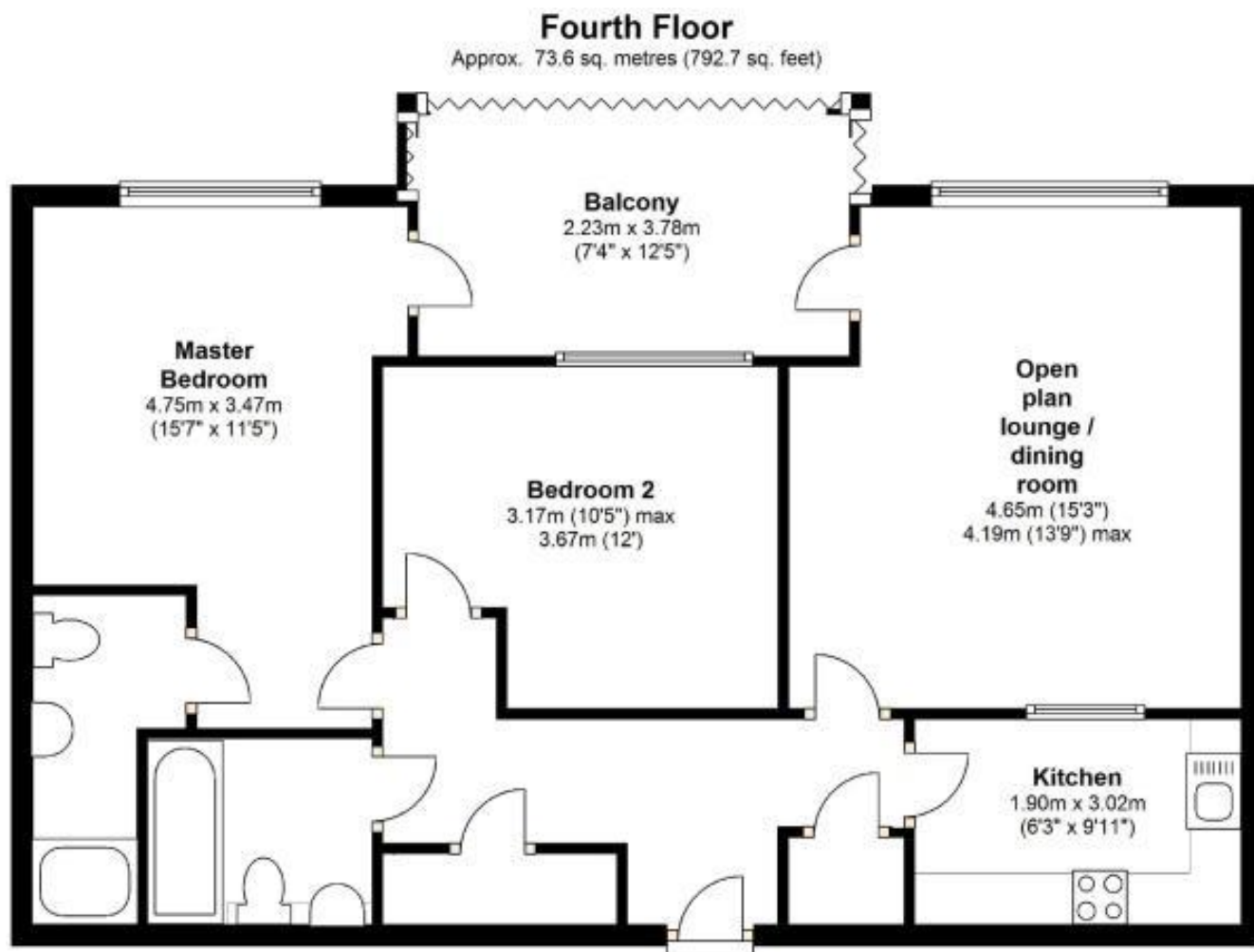
Positioned just a few minutes' walk from Rickmansworth's Metropolitan/Chiltern Line station and around the corner from the town centre. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a drive to junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2669.20 (2024-2025)
- Approx. Floor Area: 792.7 Sq ft / 73.6 Sqm
- Lease Remaining: Approx. 975 years remaining
- Annual Service Charge: Approx. £3,785.74 per annum, 50% payable in September and February
- Annual Ground Rent: Approx. £325.58 per annum, 50% payable in September and February
- Nearest Station: 0.1 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Total area: approx. 73.6 sq. metres (792.7 sq. feet)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

