



208 Langwood House High Street, Rickmansworth, WD3 1EQ

Guide Price £229,500





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Rickmansworth, WD3 1EQ

- RICKMANSWORTH TOWN CENTRE
- ONE BEDROOM
- KITCHEN
- NO ONWARD CHAIN
- ALLOCATED PARKING
- SITTING ROOM
- BEAUTIFULLY APPOINTED
- EPC RATING: C

A high specification, spacious and light filled studio apartment, fully equipped for modern living, with the benefit of an allocated parking space. The property is south facing with fabulous countryside views. The gloss fitted kitchen is fitted with integrated appliances, including built-in oven, induction hob, dishwasher, fridge / freezer and washer / dryer. The bedroom area has a built-in wardrobe, with the lounge and bedroom area's being split by a swivel television and storage unit, which will enable viewing the television from both areas. The bathroom is fully tiled with walk-in double shower. There is secure cycle storage.

Langwood House is situated in the heart of Rickmansworth, 5 minute walk to Rickmansworth Metropolitan line station with direct trains into Baker Street and Marylebone. The M25 is approximately a 5 minute drive away.



SITUATION:

The property is well placed for easy access to Rickmansworth town centre, with its selection of schools and shops. For the commuter, Rickmansworth has its own railway station, which provides a Metropolitan Line/Chiltern Railways service into London. For those who drive, there is access to the M25 at Junctions 17 and 18. Schooling for children of all ages is available within the district. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park and The Grove. The 100 acre Aquadrome consisting of three lakes, grassland and woodland provides an ideal location for walking, cycling, fishing and numerous watersports.

TENURE - LEASEHOLD:

Term Remaining: 993 Years
Service Charge: £1,770.00 PA
Ground Rent: £227.50 PA

VIEWINGS:

By appointment only please via the Vendors' Agents, John Roberts & Co. 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

COUNCIL:

Three Rivers DC

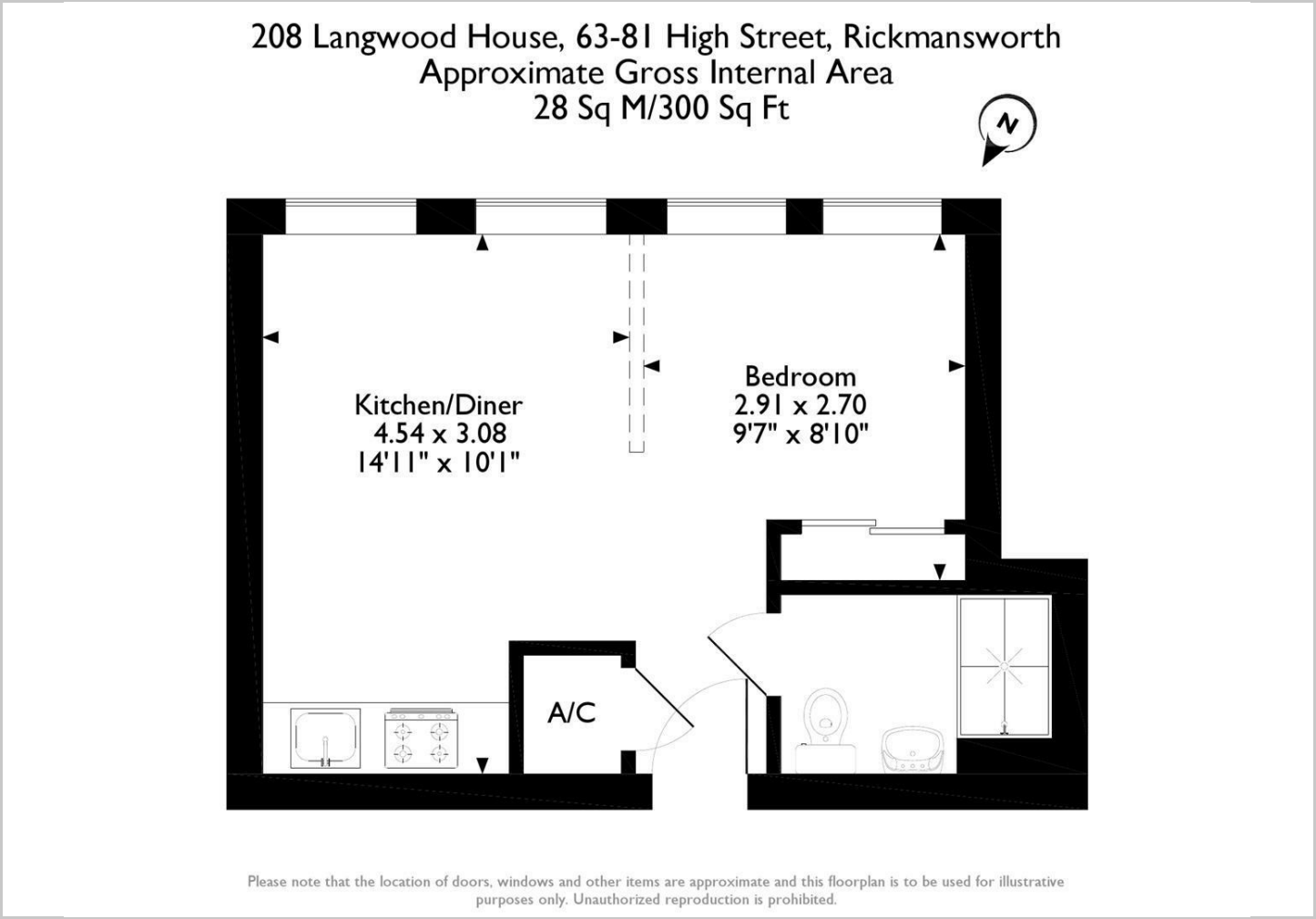




LANGWOOD HOUSE
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Floor Plans



Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

