

# Waterdell Place

Rickmansworth • Hertfordshire • WD3 8GE

Offers In Excess Of: £235,000



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est 1986

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With a 6% Yield, this one bedroom, first floor apartment briefly comprises of an entrance hallway, spacious lounge, large bedroom, modern tiled kitchen with integrated white goods and contemporary bathroom. Other benefits include neutral décor, allocated parking space and entry phone system. Within close proximity of Rickmansworth Station (Metropolitan & Chiltern Lines) and M25/M40 motorway junctions.

FIRST FLOOR APARTMENT

MODERN DECOR

FITTED KITCHEN

CLOSE PROXIMITY TO RICKMANSWORTH STATION

RECENTLY REFURBISHED

SPACIOUS LOUNGE

ALLOCATED PARKING

PEACEFUL LOCATION

CHAIN FREE

6% YIELD - VIEWING RECOMMENDED

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





#### **LOCATION**

Within close proximity of Rickmansworth Station (Metropolitan & Chiltern Lines) and M25/M40 motorway junctions.

#### **SITUATION**

This one bed first floor apartment comprises of a newly fitted modern kitchen, family bathroom and spacious living room.

#### **OUTSIDE**

To the rear is a spacious communal garden. There is also one allocated parking space.





Schools:



Train:



Car:

M4, A40, M25, M40



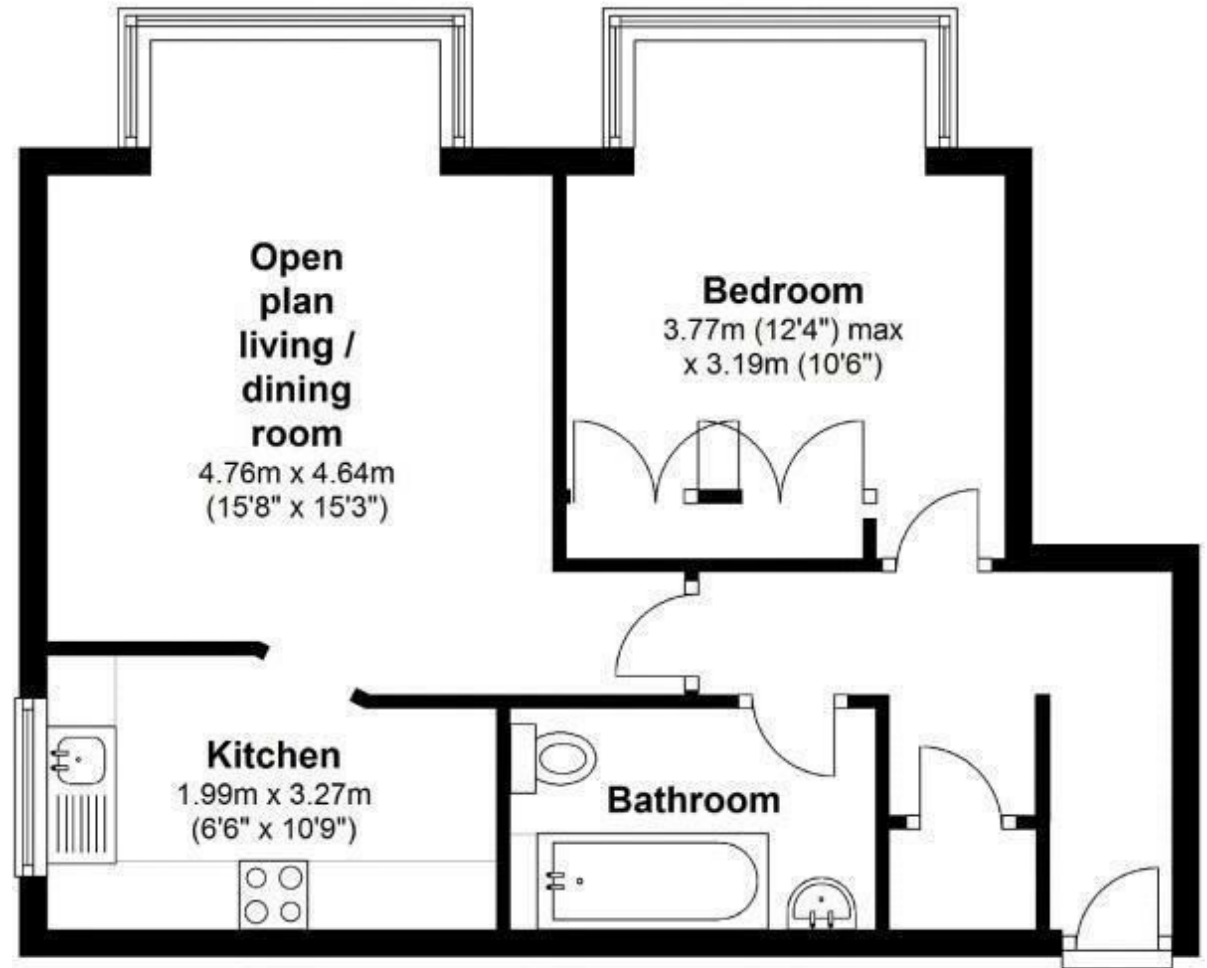
Council Tax Band:

(Distances are straight line measurements from centre of postcode)



# First Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



Total area: approx. 43.5 sq. metres (468.0 sq. feet)



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	78	79
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		

England & Wales  
EPC Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.