



**TWO BEDROOM FIRST FLOOR APARTMENT WITH OWN PRIVATE ENTRANCE**

Woodchester Court, 36 Rickmansworth Road, Northwood, Middlesex, HA6 2HE

**ROBSONS**

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Northwood, Middlesex, HA6 2HE

**TWO BEDROOMS • TWO BATHROOMS •  
FIRST FLOOR • ACCESSED VIA GROUND  
FLOOR PRIVATE ENTRANCE • TWO  
ALLOCATED PARKING SPACES • COMMUNAL  
GARDENS • SPACIOUS KITCHEN/LIVING AREA  
• LONG LEASE • MODERN THROUGHOUT**

### Description

This modern two bedroom, two bathroom first floor apartment is offered to the market with the benefit of its own private entrance.

The apartment comprises a large kitchen, reception room, principal bedroom with en-suite facility, a second double bedroom and a family bathroom.

This property has further benefits including two private parking spaces, storage and beautifully kept communal gardens.





Northwood provides a range of shopping facilities including Waitrose supermarket, a variety of restaurants and other amenities with the Metropolitan Line station providing access to Baker Street and the City. There is a plethora of state and private schooling together with a wide choice of recreational facilities, which include golf courses and fitness centres. The M1, M40 and M25 motorways are also accessible.

### **Additional Information**

Tenure: Leasehold

Lease Length: 150 years from 1st January 2019 (144 years remaining)

Service Charge: £1,500 p/a

Ground Rent: £550 p/a

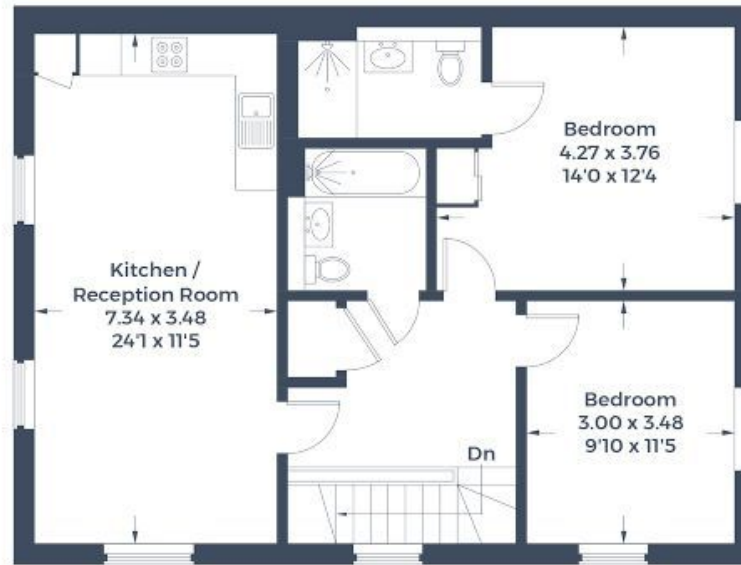
Local Authority: London Borough of Hillingdon

Council Tax: E

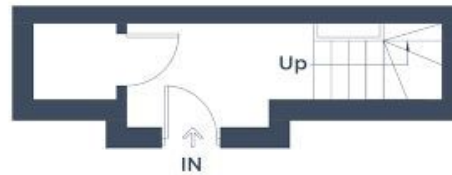
Energy Efficiency Rating: B



Approximate Gross Internal Area  
Ground Floor = 7.4 sq m / 80 sq ft  
First Floor = 75.2 sq m / 809 sq ft  
Total = 82.6 sq m / 889 sq ft



**First Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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