



Victoria Mansion, Victoria Close, Rickmansworth, WD3 4EQ

Guide price: £475,000 Leasehold

sewell &  
gardner



# About the property

Situated in this popular, private and gated development is this 2 double bedroom, 2 bathroom ground floor apartment.

The property is accessed via beautifully maintained communal grounds and comprises spacious entrance hall, living room/ diner open plan to the modern kitchen with plenty of storage space along with integrated appliances. Double doors lead out to the South facing terrace area offering a wonderful entertaining space.

The property boasts two double bedrooms, with built in wardrobes and ensuite to the principle room, modern family bathroom and spacious utility cupboard.

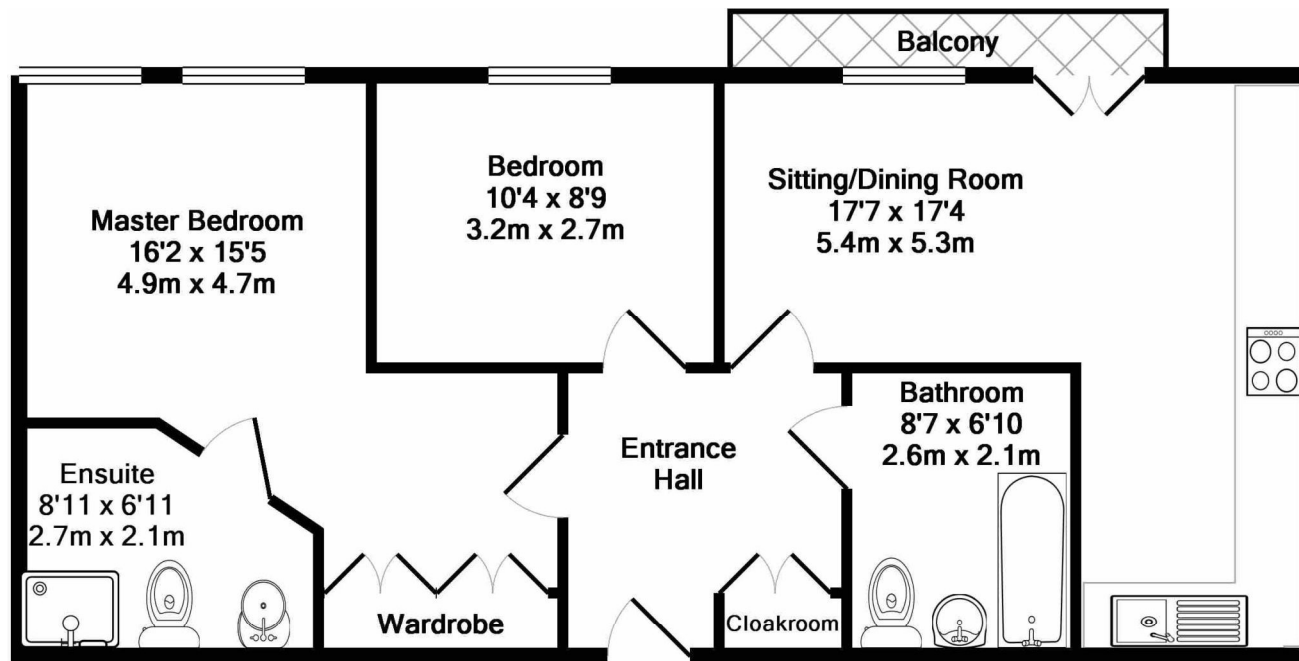
The property benefits from residents parking and is perfectly positioned within a few minutes walk of Rickmansworth Metropolitan Line Station and excellent local amenities.



- Private, gated development
- Ground floor

- South facing
- Private terrace

- Two double bedrooms
- Chain free



TOTAL APPROX. FLOOR AREA 666 SQ.FT. (61.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2017

To view this property, contact us on-

T: 01923 776400 E: ricky@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



## Area Information

Rickmansworth has plenty of countryside nearby for walks and cycling but is also close enough to London to offer residents the chance of the hustle and bustle of the big city. One of Rickmansworth's most popular destinations is the 41 hectares of Local Nature Reserve the Aquadrome, with Lakes, woodland, children's play area and the popular Café in the Park. There are plenty of leisure facilities within the area including an array of golf courses, health clubs and swimming pools.

There are multitude of local shops in Rickmansworth including smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a large Waitrose. Restaurants such as Zaza's are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.

There are many Good and Outstanding primary, secondary and independent schools in the area such as Arnett Hills JMI, Chorleywood Primary School, Royal Masonic School and Rickmansworth School, making it a desirable area for families.

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 666 sq ft

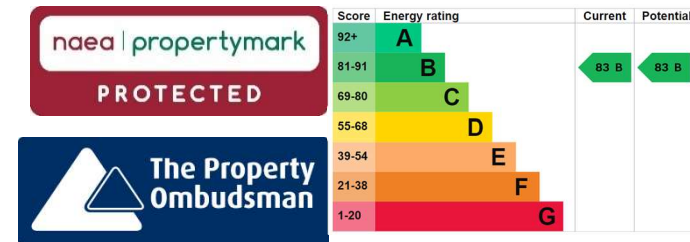
Tenure: Leasehold 117 years remaining

Service charge: £1,760

Nearest Station: 454 ft to Rickmansworth

Distance to Town Centre: 0.2 miles to Rickmansworth High Street

Nearest Motorway: 1.5 miles to M25



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, & Woodward Surveyors. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.

sewell &  
gardner