



The Quadrant, Rickmansworth, WD3 1GL

Guide price: £400,000 Leasehold

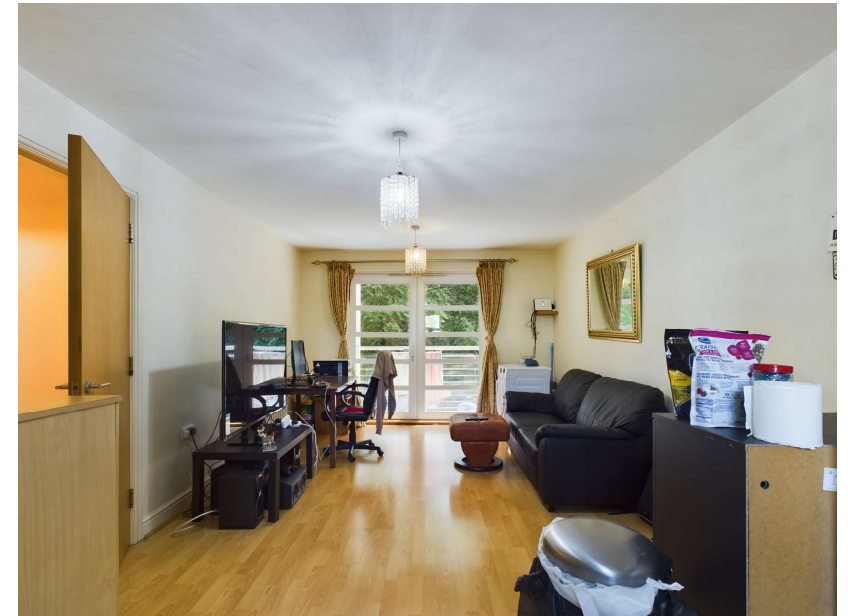
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About the property

A well-presented, 2 double bedroom, 2 bathroom apartment situated in this popular gated development in Rickmansworth Town Centre.

The property is positioned on the first floor and comprises entrance hallway with storage cupboard, spacious open plan kitchen and living area with South facing balcony, double bedroom with built-in wardrobes and second South facing balcony, principal bedroom with built in wardrobes and ensuite and family bathroom. The property benefits from one allocated parking space.

The Quadrant boasts a lovely courtyard garden and is perfectly situated moments from Rickmansworth High Street with Rickmansworth Metropolitan Line Station and local amenities under half a mile away.



- Two double bedrooms
- Gated development
- Chain free
- Allocated parking
- Well maintained communal garden
- Two south facing balconies



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 Ofsted Good and Outstanding primary, secondary and independent schools in the area. Rickmansworth School, St Joan of Arc and Royal Masonic are within walking distance, along with Arnett Hills JMI, Chorleywood Primary School in the local area making it a desirable area for families.

Local Authority: Three Rivers District Council
Council Tax: E

Approximate floor area: 636 sq ft

Service charge: £1754.91

Lease length: Approximately 107 years remaining

Nearest Station: 0.4 miles to Rickmansworth

Distance to Town Centre: 0.3 miles

Nearest Motorway: 1.8 miles to M25



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

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