



Nightingale Court, Nightingale Road, Rickmansworth, WD3 7BX

Offers in excess of: £350,000 Leasehold

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# About the property

A 2 double bedroom, first floor apartment with garage situated in Nightingale Court. The property is presented in excellent order throughout and is offered to the market CHAIN FREE. This light and airy property has been recently decorated and comprises spacious, dual aspect living room and fully fitted kitchen with built in appliances.

An internal hallway leads to two double bedrooms, both with built in wardrobes, well kept family bathroom and two storage cupboards.

The property benefits from a private garage, permit parking and a long lease length of approximately 958 years.



- Chain free
- Two double bedrooms

- First floor
- Permit parking

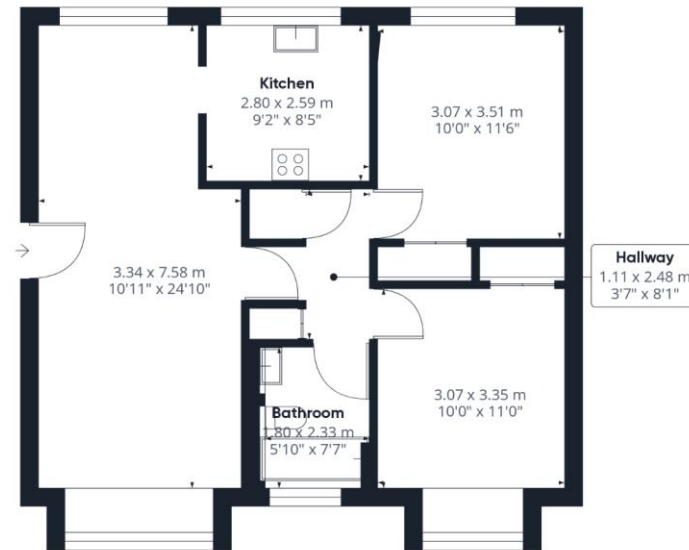
- Very well presented
- Garage



Floor 0

Approximate total area<sup>(1)</sup>

79.5 m<sup>2</sup>  
855.73 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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To view this property, contact us on-

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## 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 the Feathers are available. 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: 855.73 sq ft

Tenure: Leasehold – 958 years remaining

Service charge: £2,056

Nearest Station: 0.3 miles to Rickmansworth

Distance to Town Centre: 0.4 miles to Rickmansworth

Nearest Motorway: 1.4 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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