



50 Salters Close, Rickmansworth, Hertfordshire, WD3 1HH

Guide Price: £425,000 leasehold

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About the property

An exceptional, two double bedroom top floor apartment overlooking the River Chess.

The property is situated in the idyllic location of Salters Close, just moments from Rickmansworth High Street and within 0.5 miles of Rickmansworth Metropolitan Line Station.

Positioned on the third floor the property comprises modern fully fitted kitchen, spacious living and dining room with doors leading out to the peaceful, south facing balcony. The two double bedrooms are well sized and the main bedroom also benefits from an ensuite and built in wardrobes. The family bathroom is fully tiled and there is also a generous storage cupboard.

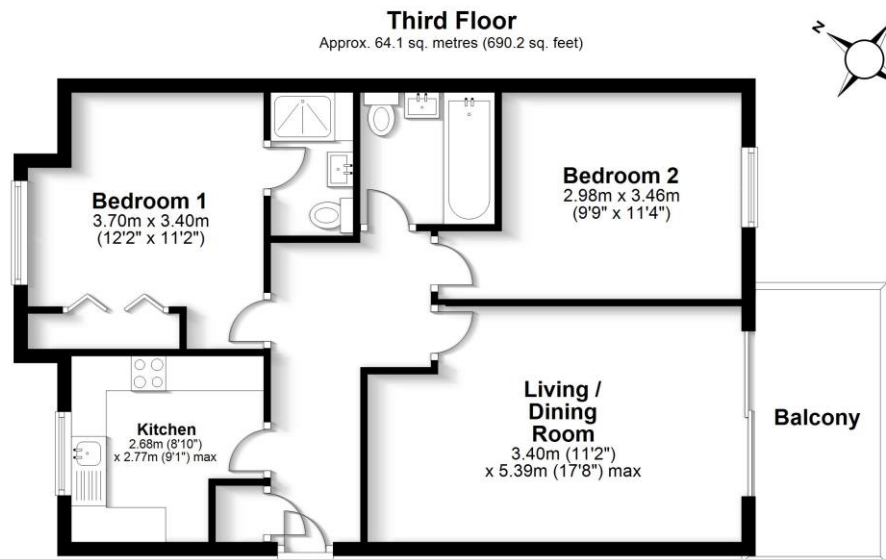
The property also benefits from two allocated parking spaces.



- Top floor
- Ensuite to Principle bedroom

- Two double bedrooms
- Town centre location

- Modern kitchen
- South facing balcony



Total area: approx. 64.1 sq. metres (690.2 sq. feet)

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Plan produced using PlanUp.

To view this property, contact us on-

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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: D

Approximate floor area: 690.2 sq ft

Tenure: Leasehold - approximately 97 years remaining

Service charge: £1020 per annum

Nearest Station: 0.5 miles to Rickmansworth Station

Distance to Town Centre: 0.3 miles to Rickmansworth

Nearest Motorway: 2.1 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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