



Swan House, Homestead Road, Rickmansworth, WD3 1FX

Offers in excess of: £250,000 Leasehold

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# About the property

Located in the beautifully converted Swan House in Rickmansworth town centre, this stylish one-bedroom apartment offers contemporary open-plan living in a prime location.

The property features a bright and airy combined lounge, kitchen, and dining area with modern finishes, integrated appliances, and large windows that bring in natural light. The spacious bedroom is well-proportioned with room for storage, and the sleek, fully-tiled bathroom includes a walk-in shower and modern fittings.

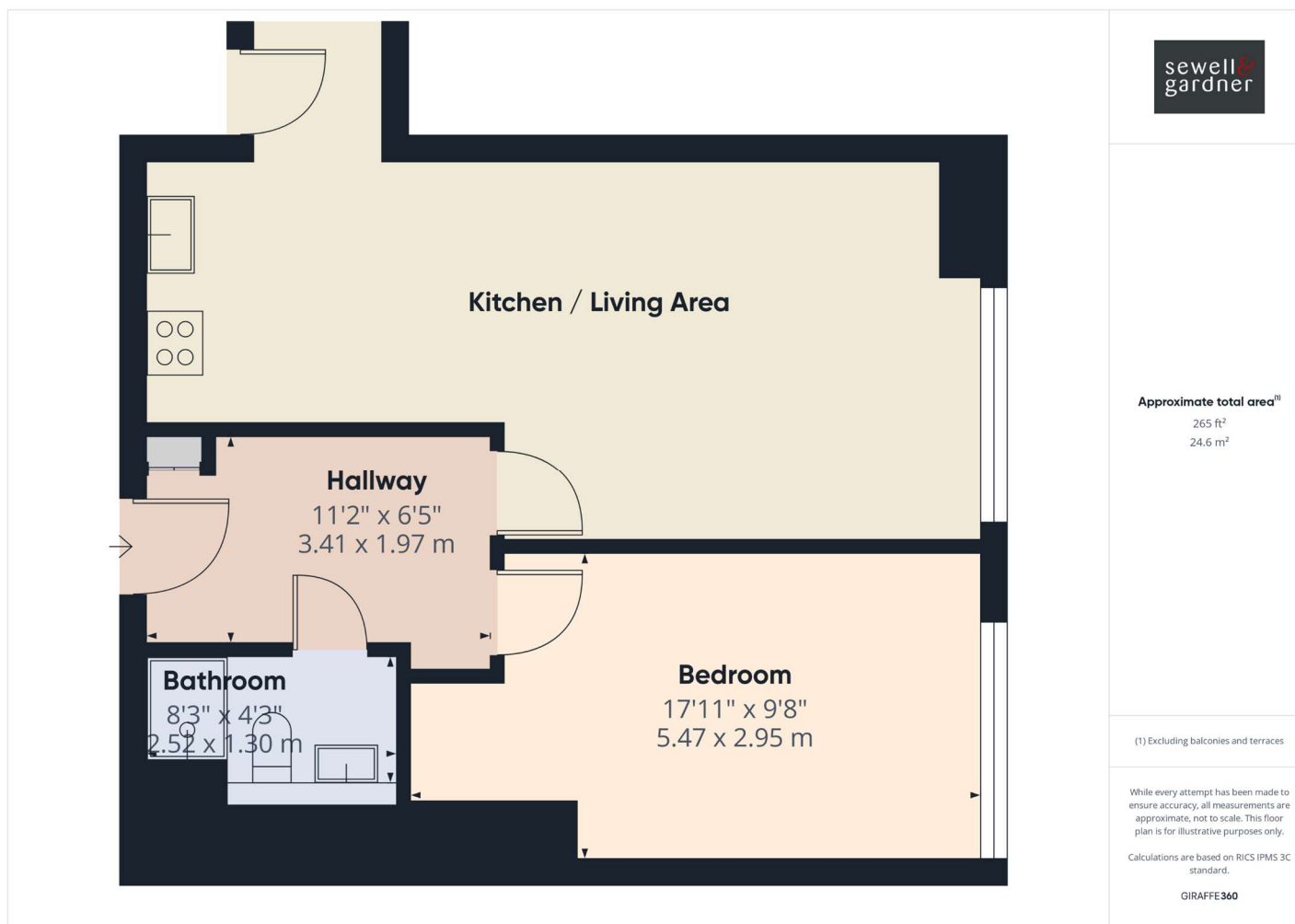
Perfectly positioned for easy access to Rickmansworth Station, local shops, restaurants, and excellent transport links, this apartment is ideal for professionals, commuters, or investors alike.



- One bedroom apartment
- One allocated parking space

- Open plan living
- Town centre location

- Well-presented throughout
- Walking distance to Rickmansworth Station



To view this property, contact us on-

T: 01923 776400 E: [ricky@sewellgardner.com](mailto: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: 265 sq ft

Tenure: Leasehold - 116 years remaining

Service charge: £2,813.32 per annum

Ground rent: £295 per annum

Nearest Station: 0.1 miles to Rickmansworth

Distance to Town Centre: 0.2 miles to Rickmansworth

Nearest Motorway: 1.6 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	51 E
21-38	F		
1-20	G		

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