



Longcroft Road, Maple Cross, Rickmansworth, WD3 9TT

Guide price: £295,000 Leasehold

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About the property

Situated in the Maple Cross area, this well-presented top floor two-bedroom apartment offers spacious, modern living with a bright and airy feel throughout.

The accommodation comprises a contemporary fitted kitchen, a separate dining room, and a generously sized lounge with direct access to a private balcony – perfect for both relaxing and entertaining.

The principal double bedroom benefits from two built-in wardrobes, while the second double bedroom is currently arranged as a home office, offering flexibility to suit a variety of lifestyles. A stylish modern bathroom completes the layout.

This property is ideal for first-time buyers, professionals, or investors seeking a well-maintained home in a desirable location.

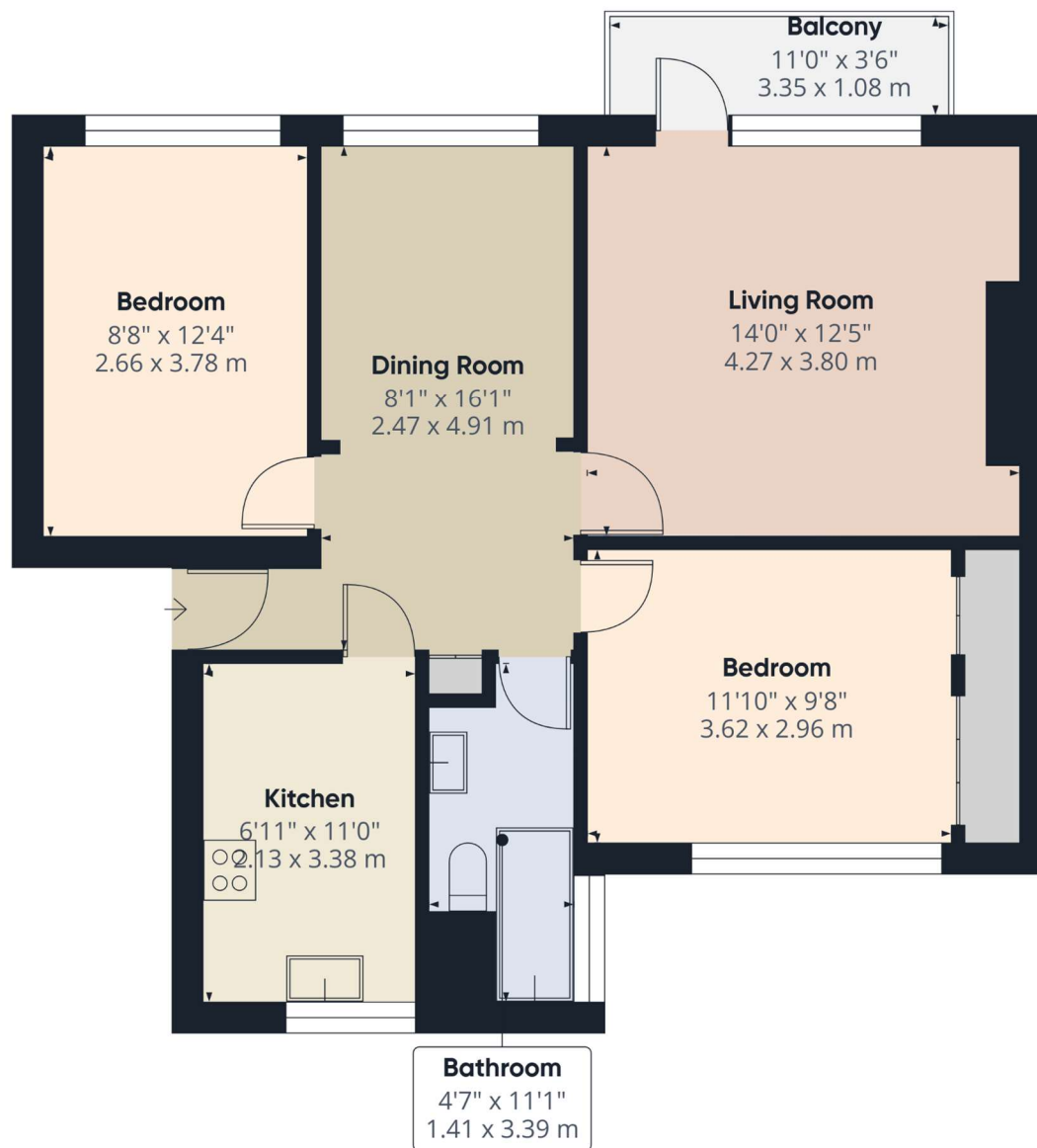
Additional benefits include the lease currently being extended to 175 years, ensuring long-term security and peace of mind.



- Two bedrooms
- Top floor apartment

- Modern fitted kitchen
- Well-presented throughout

- Private balcony
- Quiet residential area



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Approximate total area⁽¹⁾

690 ft²
64.2 m²

Balconies and terraces

39 ft²
3.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Maple Cross is a popular village ideally situated on the edge of Rickmansworth Town. Maple Cross has a selection of local shops, a good primary school and excellent transport links to the M25, M1 and M40 motorways providing easy access to London and Heathrow Airport.

Being just a 5-10 minute drive to Rickmansworth town centre, you will find a bustling high street filled with a range of local businesses, from cafes like Cafe Deli 122, to the popular Italian restaurant Maurizios. There are also a number of local pubs. The Coach and Horses, The Fox & Hounds and The Feathers to name a few. Offering a lively atmosphere with live music, great food and events through the year.

Rickmansworth Station has direct transport links into central London via the Metropolitan Line, offering commuters a short 35 minute train journey into the capital.

Local Authority: Three Rivers District Council

Council Tax: B

Approximate floor area: 690 sq ft

Tenure: Leasehold

Service charge: £1,300 per annum

Ground rent: £10 per annum

Nearest Station: 2.6 miles to Rickmansworth Station

Distance to Town Centre: 2.4 miles to Rickmansworth

Nearest Motorway: 1.9 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.

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