



Church Lane, Rickmansworth, WD3

£290,000 Leasehold

LARGE LIVING/DINING ROOM • MODERN KITCHEN/BREAKFAST ROOM • BATHROOM • RESIDENTS PARKING •
COMMUNAL GROUNDS • STUNNING VIEWS • CLOSE TO AMENITIES

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A well-proportioned TWO BEDROOM SECOND FLOOR FLAT, situated close to local amenities.

The flat comprises of two good-sized double bedrooms, a bright living/dining room and a spacious kitchen/breakfast room. A three-piece family bathroom and storage cupboard completes the property. There is the added benefit of a garage in block, as well as ample residents parking.

Positioned in a quiet, secluded courtyard, post war development off Church Lane with local bus routes, schools leisure centre and shopping parade. Rickmansworth Metropolitan/Chiltern Line Station and Town Centre is approximately one mile to the west whilst the M25 can be reached via a short drive to Junction 17.

Nearest Station: 1.2 miles - Rickmansworth Station

Council Tax band: C Approx. £2038.39 2025-2026 (Three Rivers District Council)

EPC Energy Efficiency Rating: F

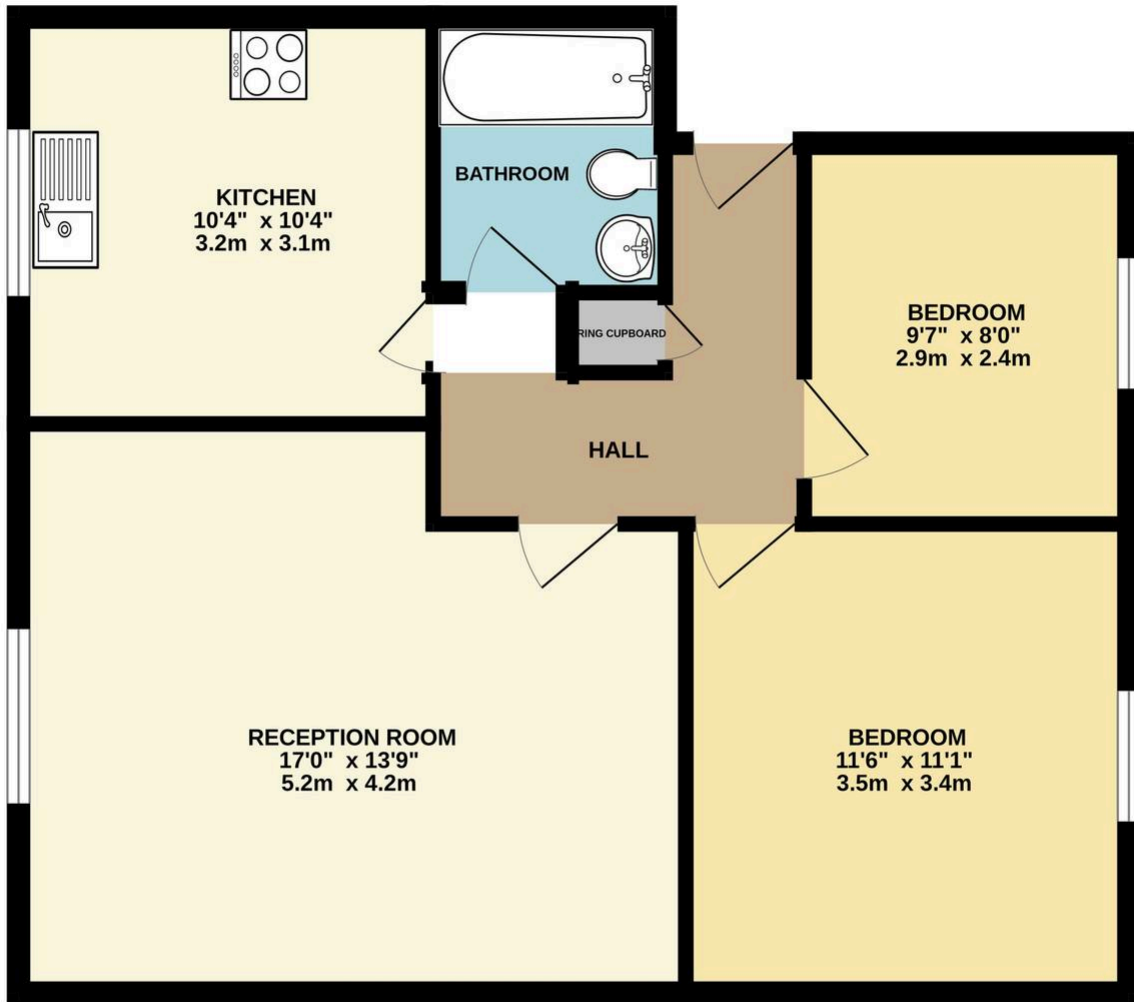
EPC Environmental Impact Rating: F

Remaining Lease Length: Approx. 88 years remaining

Annual Service Charge: Approx. £840.00 per annum

Annual Ground Rent: Approx. £250.00 per annum

677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 677sq.ft. (62.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.