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GROUND FLOOR



Church Lane, Mill End, Rickmansworth, WD3 8PS

Energy Efficiency Rating		Current	Minimum
Very energy efficient - lower running costs A 125-145 B 115-125 C 105-115 D 95-105 E 85-95 F 75-85 G 65-75 Not energy efficient - higher running costs	England & Wales EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY SUMMARY

A ground floor two bed maisonette on Church Lane offering 641 sq ft of ground floor living space. Accommodation consists of two well-proportioned bedrooms, a reception room, a fitted kitchen and bathroom. The property is in need of modernisation and updating. One of the standout features of this property is the availability of an allocated parking space. This flat presents a wonderful opportunity for anyone looking to settle within easy access to the vibrant town of Rickmansworth. Share of Freehold - Lease - 56 years remaining - currently being extended, Ground rent - £240 PA, Service Charges - £1871 PA

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