



Exchange Mansion, Rickmansworth, WD3 4EQ

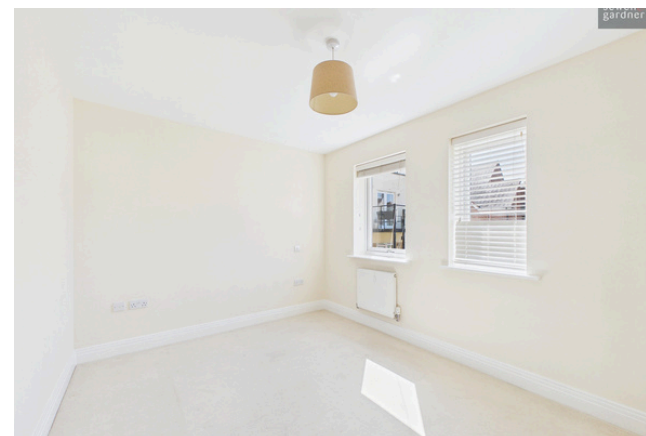
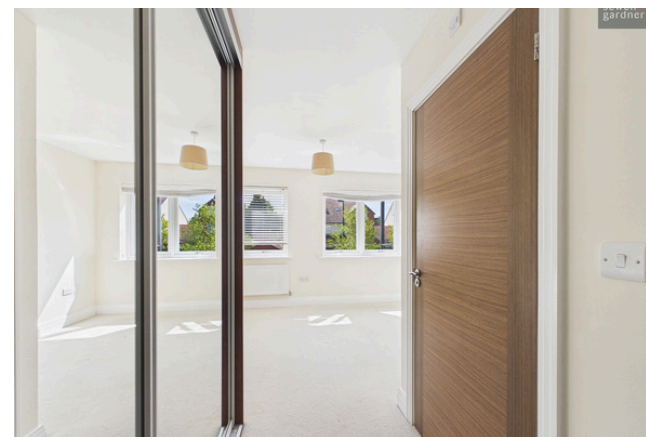
Guide Price £575,000 Leasehold

The property

CHAIN FREE, two bedroom first floor apartment, perfectly positioned just a three-minute walk from Rickmansworth Train Station.

This contemporary residence features a bright reception room, a fully integrated kitchen designed for seamless living, and two well proportioned bedrooms. The principal bedroom benefits from a private ensuite bathroom, while an additional bathroom serves the second bedroom and guests. The apartment also offers a private balcony, providing a pleasant outdoor space for relaxation.

Further enhancing comfort and accessibility, the property includes allocated parking and convenient lift access to all floors. Its prime location offers easy access to local amenities and excellent transport links, making it an ideal choice for those seeking a vibrant and connected lifestyle.



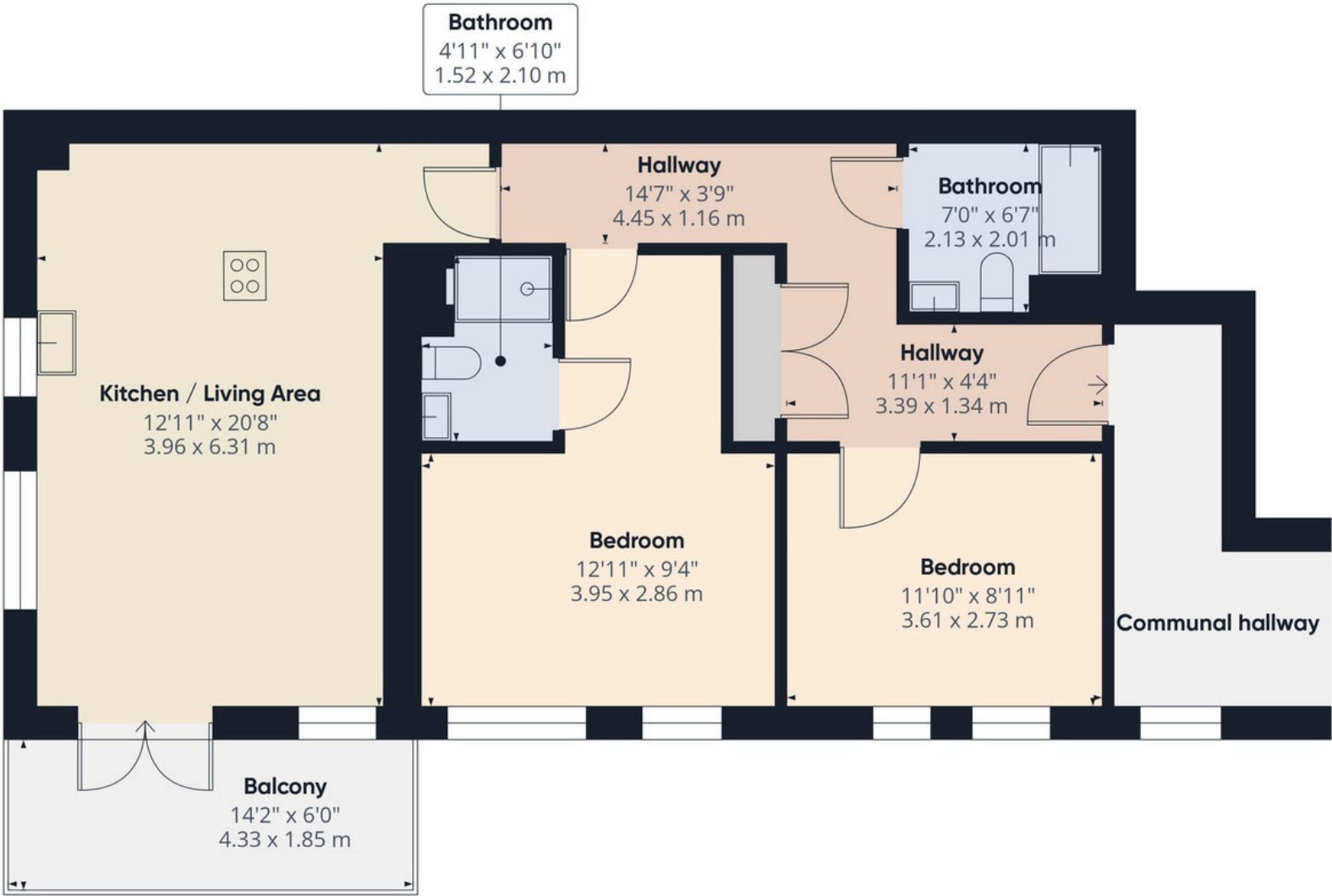


Key Features

- Two bedroom, first floor apartment
- CHAIN FREE
- Allocated parking
- 3 minute walk to Rickmansworth Train Station
- Private balcony
- Ensuite
- Lift access
- Fully integrated kitchen



Floorplan



Approximate total area⁽¹⁾
770 ft²
71.5 m²

Balconies and terraces
85 ft²
7.9 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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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 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.

- 0.1 mile to Rickmansworth Station
- 0.2 miles to Rickmansworth High Street
- Nearest Motorway: 1.8 miles to M25
- Local Authority: Three Rivers District Council
- Council Tax: D
- Tenure: Leasehold (114 years remaining)
- Annual service charge: £1,900
- Annual ground rent: £470

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; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors
Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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