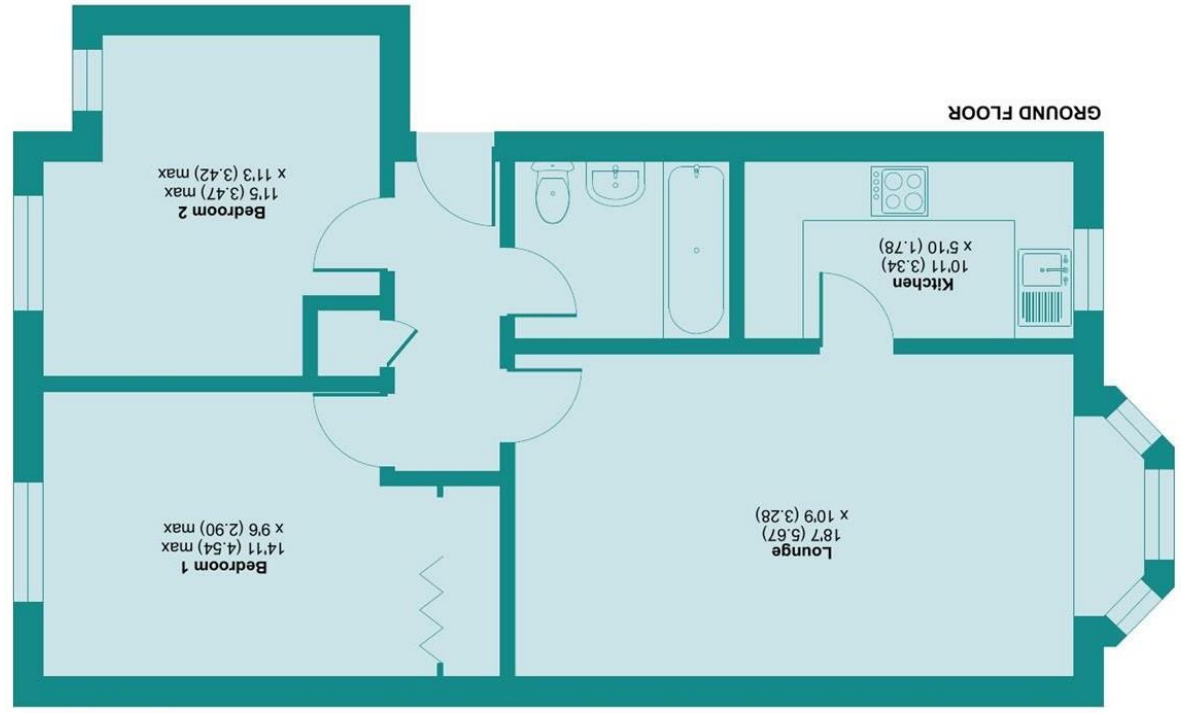


Produced for James Estate Agents. REF: 1453339  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2026.



Approximate Area = 646 sq ft / 60 sq m  
For identification only - Not to scale

**Mallard Court, Swan Close, Rickmansworth, WD3**

**LOCAL AUTHORITY**  
Three Rivers District Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
| A                        | A         |
| B                        | B         |
| C                        | C         |
| D                        | D         |
| E                        | E         |
| F                        | F         |
| G                        | G         |

EU Directive 2002/91/EC  
Not energy related - higher rating costs

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



**GUIDE PRICE**  
**£325,000**  
**SWAN CLOSE**  
RICKMANSWORTH, WD3 1SB

## PROPERTY SUMMARY

A spacious and well presented two bed ground floor apartment offering approx. 650 sq ft of bright living space within an exclusive development close to Rickmansworth High Street shops, restaurants and on the doorstep of the station. It offers secure entry allocated parking in a quiet location. The main accommodation includes a spacious lounge with dining space, two nice size bedrooms, a modern bathroom, bright décor and a well-appointed modern kitchen. It is offered at a very competitive price as owners want to secure a quick sale. Ideal for an older resident, first time buyer or investor. Lease: 94 years remaining, Ground Rent: £240 PA, Service Charges: £1200 PA (upkeep/decoration of external buildings; upkeep/decoration of internal shared areas; garden upkeep; upkeep of electronic gates)

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