



**Connells**

Penn Place Northway  
Rickmansworth



## Property Description

Connells are delighted to present this immaculately presented first-floor apartment, set within an exclusive gated development just moments from Rickmansworth town centre.

The property offers bright and spacious accommodation throughout, comprising a sizeable reception room, a modern fitted kitchen, a generous double bedroom, and a contemporary shower room. Further benefits include a long lease, allocated parking, a large private patio area, on-site concierge service, and access to a residents' gymnasium.

Perfectly suited to first-time buyers, commuters, and investors, the apartment is within easy walking distance of Rickmansworth Station, providing Metropolitan Line and Chiltern Rail services with direct links to Baker Street, The City, Marylebone, and Aylesbury.

Rickmansworth town centre offers an excellent selection of shops, cafés, restaurants, pubs, and supermarkets, while nearby leisure attractions include the Rickmansworth Aquadrome, Grand Union Canal, Chorleywood Common, and several renowned golf courses.

Early viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells today.

## Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Entrance Hall

Front door, phone entry point, two storage cupboards, doors to all rooms.

## Living Room

Window to rear aspect, television point, telephone point, radiator, door to patio area.

## Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement. internal window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, integrated microwave, dishwasher, washing machine and fridge/freezer.

## Bedroom

Window to rear aspect, fitted wardrobes, radiator.

## Bathroom

Shower cubicle, WC, vanity wash hand basin, heated towel rail.

## Outside

## Private Patio Area

Large private paved patio area.

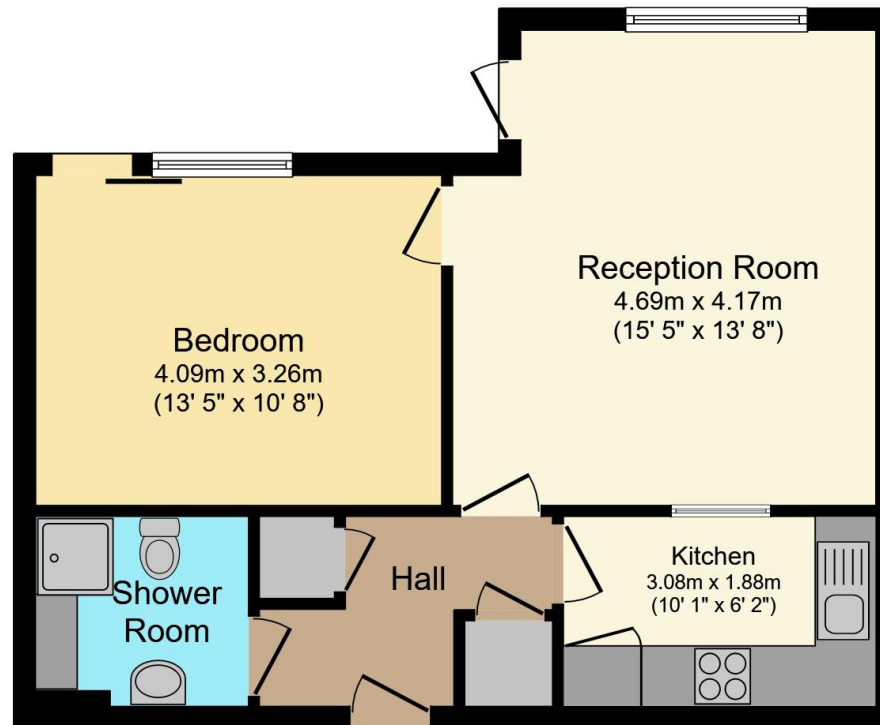
## Parking

Allocated parking space.









Total floor area 48.3 m<sup>2</sup> (520 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C

Council Tax  
 Band: D

Service Charge:  
 3469.00

Ground Rent:  
 266.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF315438](http://connells.co.uk/Property/WTF315438)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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