

Mallard Court, Swan Close, Rickmansworth, WD3

Energy Efficiency Rating		Current	Potential
 EU Directive 2002/91/EC	Very energy efficient – lower running costs A (13-17) B (12-14) C (10-15) D (8-10) E (7-9) F (5-7) G (1-3)	Not energy efficient – higher running costs	

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 bedrooms, a modern bathroom, bright décor and a well-appointed modern kitchen. 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 of electronic gates)

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