

Victoria Mansion, Victoria Close, Rickmansworth, WD3 4EQ

Guide price: £425,000

sewell & gardner

Tenure: Leasehold

Property Type: Apartment

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

Situated in this popular, private and gated development is this 2 double bedroom, 2 bathroom ground floor apartment.

The property is accessed via beautifully maintained communal grounds and comprises spacious entrance hall, living room/ diner open plan to the modern kitchen with plenty of
storage space along with integrated appliances. Double doors lead out to the South facing terrace area offering a wonderful entertaining space. The property boasts two double bedrooms, with built in wardrobes and ensuite to the principle room, modern family bathroom and spacious utility cupboard.

The property benefits from residents parking and is perfectly positioned within a few
minutes walk of Rickmansworth Metropolitan Line Station and excellent local amenities.

- Gated development
- Private terrace
- Allocated parking
- Ground floor
- Modern fitted kitchen open plan to Living area
- 2 bathrooms
- 2 bedrooms
- Close to Rickmansworth Metropolitan Line Station
- Close to Rickmansworth Town Centre

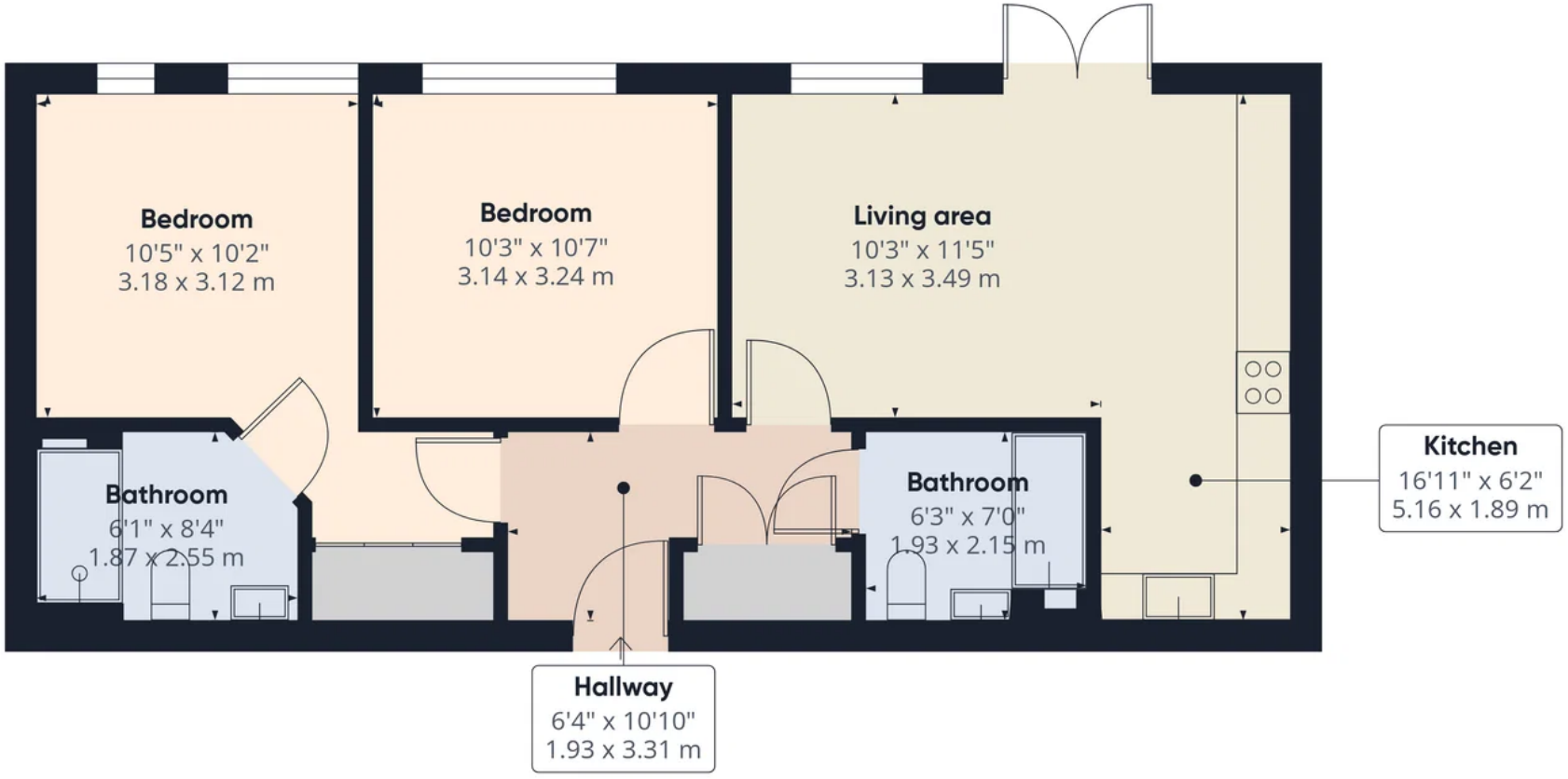
Leasehold: 115 years remaining
Service charge: £1924.34
Ground rent: £473.53













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Approximate total area(1)

642 ft²

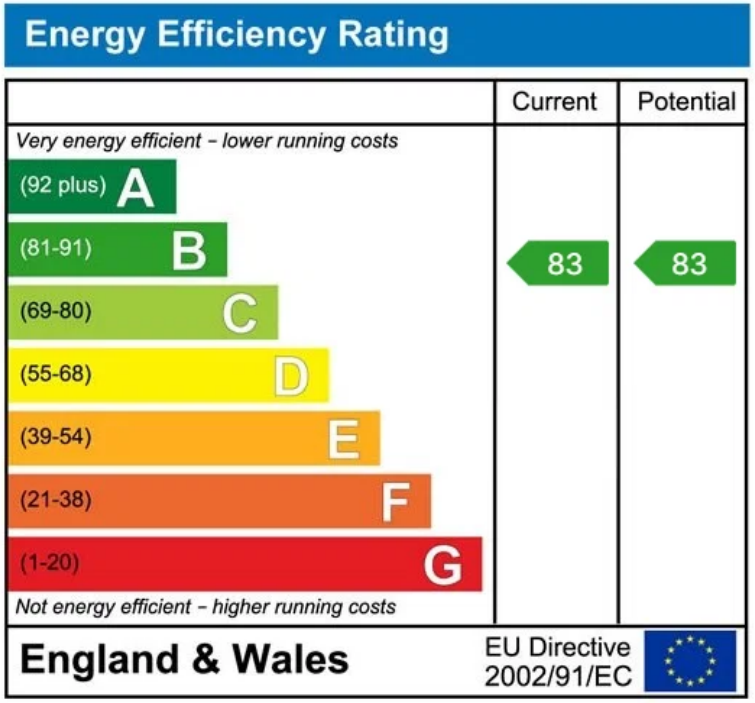
59.6 m²

(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.

GIRAFFE360




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
83
83
England & Wales
EU Directive 2002/91/EC





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.





The Property Ombudsman

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