



Penn Place, Northway, Rickmansworth, WD3 1QG

Guide Price £340,000 Leasehold



The property

Situated in the heart of Rickmansworth, this beautifully presented two-bedroom apartment in Penn Place offers modern, convenient living.

The property features a spacious entrance hallway with excellent storage, a generous principal bedroom with ensuite and direct balcony access, and a well-sized second bedroom filled with natural light. A fully tiled main bathroom and a contemporary kitchen with integrated appliances complete the interior.

The bright living room opens onto a large private balcony overlooking the development, ideal for relaxing or entertaining.

Residents benefit from lift access, concierge services, a gym, and a secure gated setting. Ideally located just a short walk from Rickmansworth High Street and the station.



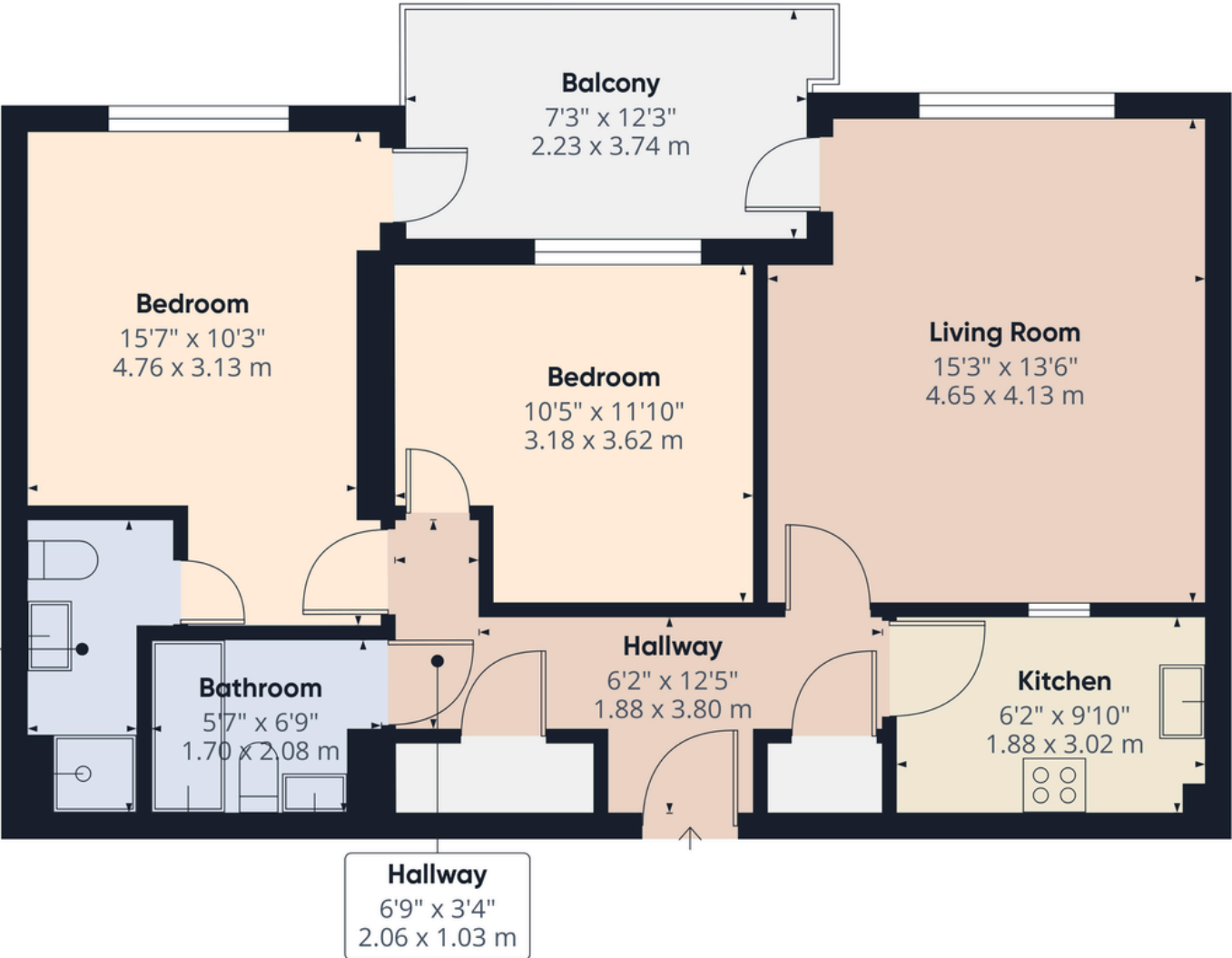


Key Features

- Two bedroom apartment
- Conveniently located in the Heart of Rickmansworth
- Principal bedroom with ensuite shower room
- Bright and airy living room
- Well-presented throughout
- Modern kitchen with integrated appliances
- Private balcony
- Walking distance to Rickmansworth Station & Rickmansworth High Street
- Concierge services and residents gym



Floorplan



Approximate total area⁽¹⁾
705 ft²
65.4 m²

Balconies and terraces
94 ft²
8.7 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





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.

- 0.2 miles to Rickmansworth Station
- 0.2 miles to Rickmansworth High Street
- Nearest Motorway: 2 miles to M25
- Local Authority: Three Rivers District Council
- Council Tax: E
- Approximate floor area: 795 sq ft
- Tenure: Leasehold (973 years remaining)
- Service Charge: Approximately £5,223 per annum
- Ground Rent: £159.62 payable every six months

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		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



sewell &
gardner

Contact Sewell & Gardner on 01923 776400 or sgsales@sewellgardner.com