



## Nightingale Road, Rickmansworth, WD3

£385,000 Share of Freehold

NO CHAIN • SECOND FLOOR • 25' LIVING/DINING ROOM • MODERN FITTED KITCHEN • TWO BEDROOMS • MODERN BATHROOM • GARAGE • RESIDENTS PERMIT PARKING • CLOSE TO TOWN CENTRE

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS



A chain free TWO BEDROOM SECOND FLOOR FLAT, located on a popular residential road, close to Rickmansworth Station.

The entrance hall provides access to all rooms. There is a 25' double aspect living/dining room allowing plenty of natural light, a modern fitted kitchen with ample wall and base cabinets for storage. There are two double bedrooms, with a convenient built-in storage cupboard in bedroom two and a modern bathroom.

There is residents permit parking within the development, as well as a garage in block. There are also private and well maintained communal gardens.

Rickmansworth Town Centre is only a few minutes walk away with its good selection of shopping facilities including Marks & Spencer and Waitrose. The Metropolitan/Chiltern railway services to Baker St and Marylebone are also just a few minutes away. The M25 motorway reached via a short drive to Junction 17 or 18, while there is excellent schooling nearby to include the Charlotte House, Royal Masonic and Merchant Taylor's schools.

Nearest Station: 0.4 miles – Rickmansworth Station

Annual Service Charge: Approx. £2,271.36 per annum

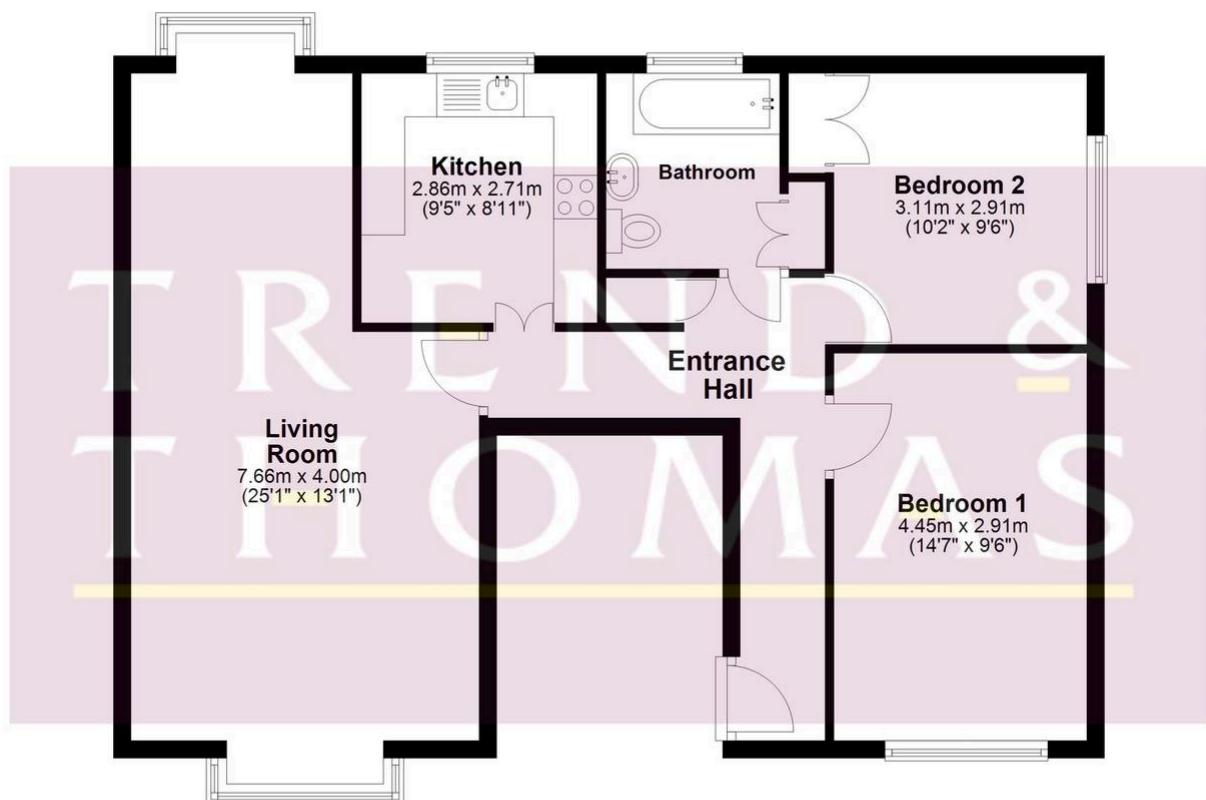
Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



## Second Floor



**Total area: approx. 73.7 sq. metres (793.3 sq. feet)**

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Plan produced using PlanUp.□



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It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.