

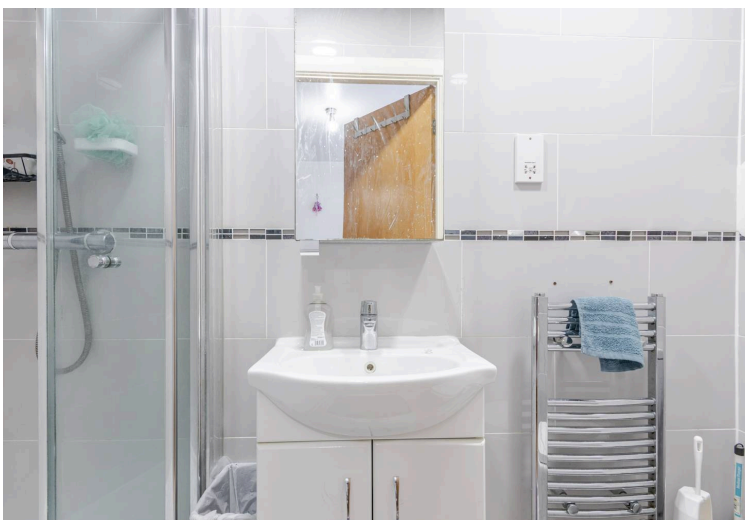


Northway, Rickmansworth, WD3

£385,000 Leasehold

CHAIN FREE GROUND FLOOR APARTMENT • GATED TOWN CENTRE DEVELOPMENT • LIVING/DINING ROOM • TWO BEDROOMS • EN-SUITE SHOWER ROOM AND MAIN BATHROOM • PRIVATE PATIO • ALLOCATED PARKING SPACE • CLOSE TO STATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



A TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT, situated in a gated town centre development, close to Rickmansworth station.

This ground floor apartment is a superb opportunity for those seeking a new home or an investment property. The property features a spacious open plan living and dining area with laminate wood flooring and abundant natural light. The kitchen is equipped with freestanding appliances, a gas hob, ample countertop space, and stylish wooden cabinetry, providing an ideal setting for culinary enthusiasts. Both bedrooms are bright and inviting, with bedroom one benefitting from an en-suite shower room. The main bathroom is modern, boasting contemporary fixtures and a heated towel rail.

The appeal of this flat extends beyond the interiors. The property has it's own private patio and residents benefit from well-maintained communal areas, a residents gym, a concierge service and an allocated parking space.

Positioned just a few minutes' walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre with its many restaurants, supermarkets, independent shops, library and theatre. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a short drive to junctions 17 or 18.

Nearest Station: 0.2 miles - Rickmansworth Station

Council Tax band: E Approx. £2939.11 2026-2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Remaining Lease Length: Approx. 974 years remaining

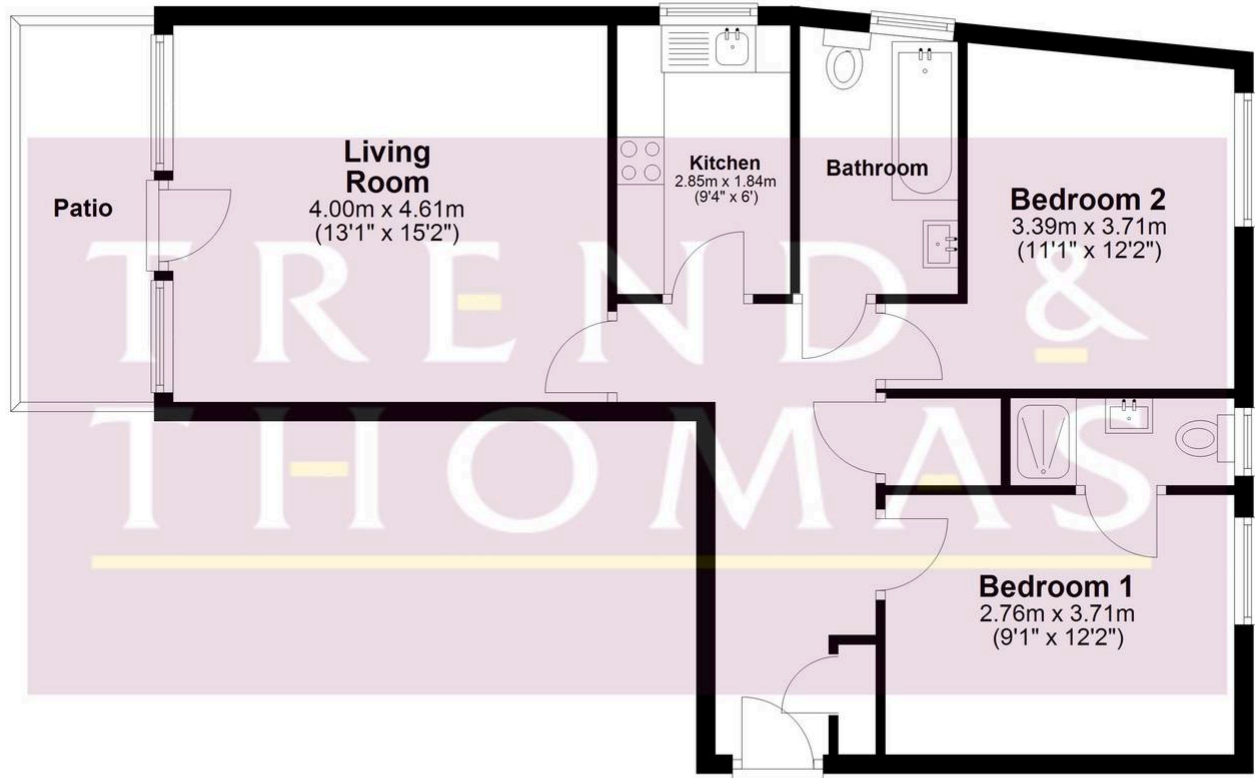
Annual Service Charge: Approx. £3542.00 per annum (includes water)

Annual Ground Rent: Approx. £285.00 per annum



Ground Floor

Approx. 64.6 sq. metres (694.8 sq. feet)
(excluding Patio)



Total area: approx. 64.6 sq. metres (694.8 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements 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. □



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

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.