

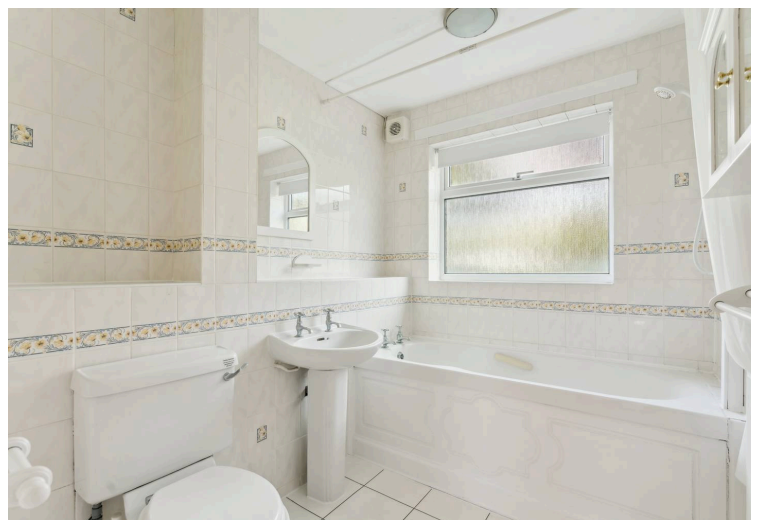


## Nightingale Road, Rickmansworth, WD3

£369,950 Leasehold

NO CHAIN • LIVING/DINING ROOM • MODERN FITTED KITCHEN • TWO BEDROOMS • BATHROOM • PERMIT PARKING • GARAGE • COMMUNAL GROUNDS

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



A chain-free TWO BEDROOM GROUND FLOOR FLAT, located on a popular residential road.

The entrance hall provides access to all rooms within the property. There is a spacious living/dining room and a modern, fitted kitchen with ample wall and base cabinets for storage. There are two double bedrooms, both benefitting from built-in storage cupboards and a modern bathroom.

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

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

Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Remaining Lease Length: Approx. 954 years remaining

Annual Service Charge: Approx. £1550.00 per annum

Annual Ground Rent: Approx. £100.00 per annum



Approximate Gross Internal Area = 55.8 sq m / 601 sq ft

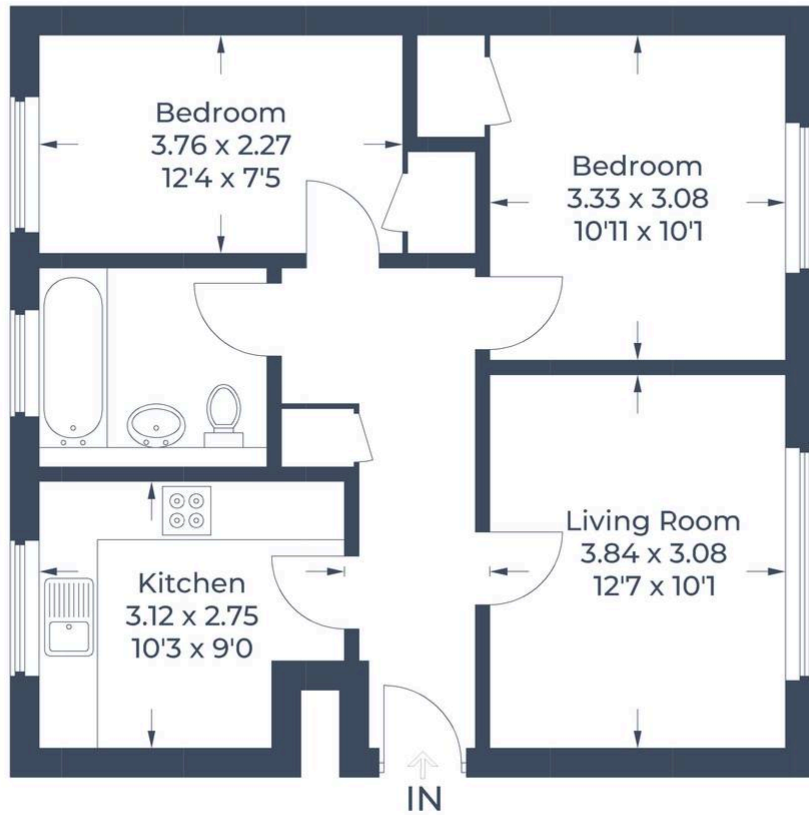


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly 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.