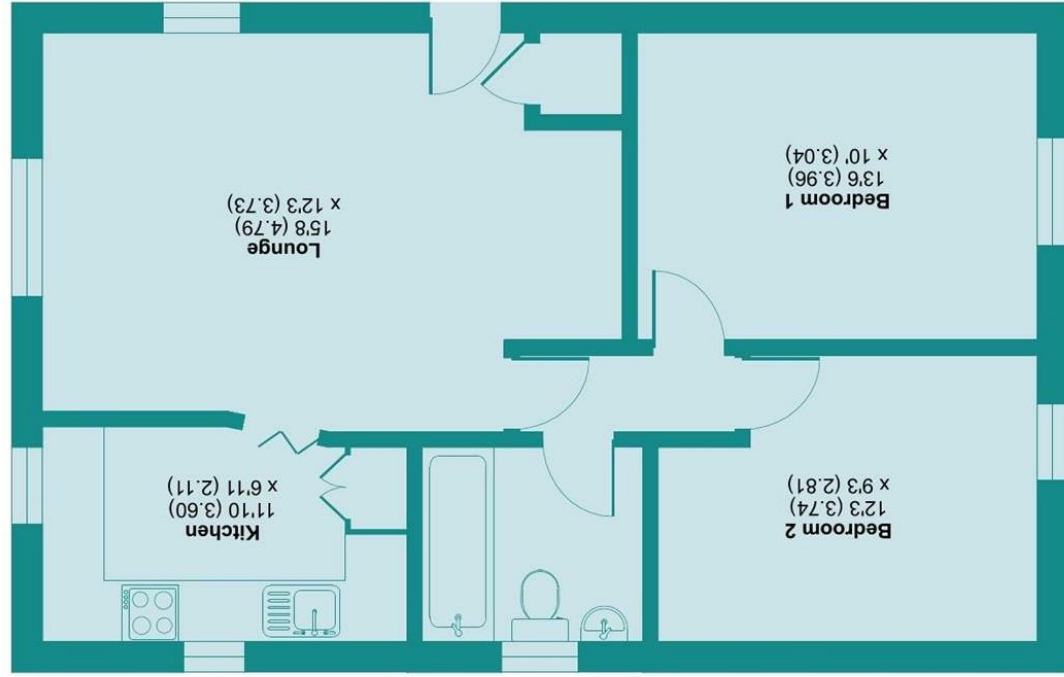


**GROUND FLOOR**



Approximate Area = 641 sq ft / 59.5 sq m  
For identification only - Not to scale

**Church Lane, Mill End, Rickmansworth, WD3 8PS**

- LOCAL AUTHORITY  
Three Rivers District Council
- TENURE  
Share of Freehold
- COUNCIL TAX BAND  
C
- VIEWS  
By prior appointment only

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

EU Directive 2002/91/EC  
England & Wales  
Not energy related - higher rating costs

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



GUIDE PRICE  
**£260,000**  
**CHURCH LANE**  
MILL END, RICKMANSWORTH, WD3 8PS

## PROPERTY SUMMARY

A ground floor two bed maisonette on Church Lane offering 641 sq ft of ground floor living space. Two well-proportioned bedrooms, a welcoming reception room, a fitted kitchen and dated bathroom. The property is in need of modernisation and updating. One of the standout features of this property is the availability of parking for one vehicle, a valuable asset in this desirable location. Mill End is known for its friendly community, making it an excellent choice for those who appreciate a tranquil lifestyle while still being close to local amenities. This flat presents a wonderful opportunity for anyone looking to settle within easy access to the vibrant town of Rickmansworth. With its appealing features and prime location, this property is not to be missed. Share of Freehold - Lease - 66 years remaining - currently being extended, Ground rent - £240 PA, Service Charges - £1871 PA

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