





Pollards, Maple Cross, WD3

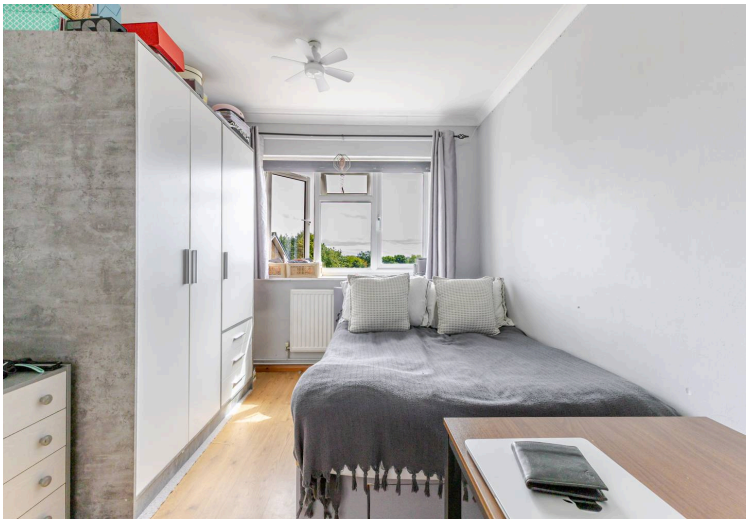
Offers In Excess Of £225,000 Leasehold

CHAIN FREE • THREE BEDROOM SECOND FLOOR FLAT • SPACIOUS LIVING/DINING ROOM • MODERN FITTED KITCHEN • BATHROOM • PRIVATE BALCONY • COMMUNAL GROUNDS • ON-STREET PARKING

TREND & THOMAS

ESTATE AGENTS SURVEYORS & VALUERS











A chain free THREE BEDROOM SECOND FLOOR APARTMENT overlooking communal grounds with local amenities nearby.

Stepping through the hallway, you are greeted by a sense of openness that sets the tone for the rest of the home. The heart of the property is its spacious living and dining room which is bathed in natural light from expansive windows, seamlessly connecting to a private balcony for effortless indoor-outdoor living. The modern fitted kitchen boasts sleek light wood cabinetry, some integrated, some freestanding appliances, and a modern gas hob.

The accommodation continues to impress with three bright and well-appointed bedrooms, each featuring large windows offering plenty of natural light. Bedroom one benefits from built-in wardrobes. The bathroom features a stylish corner bath with shower over, wash hand basin, and fully tiled walls, all illuminated by a frosted window to ensure privacy.

There is on-street parking in the development available on a first come, first serve basis, and well-maintained communal grounds.

The property is located just off the North Orbital Road and within a couple of minutes' drive Junction 17 of the M25. It is also a short drive from Rickmansworth Town Centre and Metropolitan/Chiltern Line station.

Nearest Station: 2.6 miles - Rickmansworth Station

Council Tax band: D Approx. £2404.73 2026-2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Remaining Lease Length: Approx. 99 years remaining

Annual Service Charge: Approx. £1,000.00 per annum

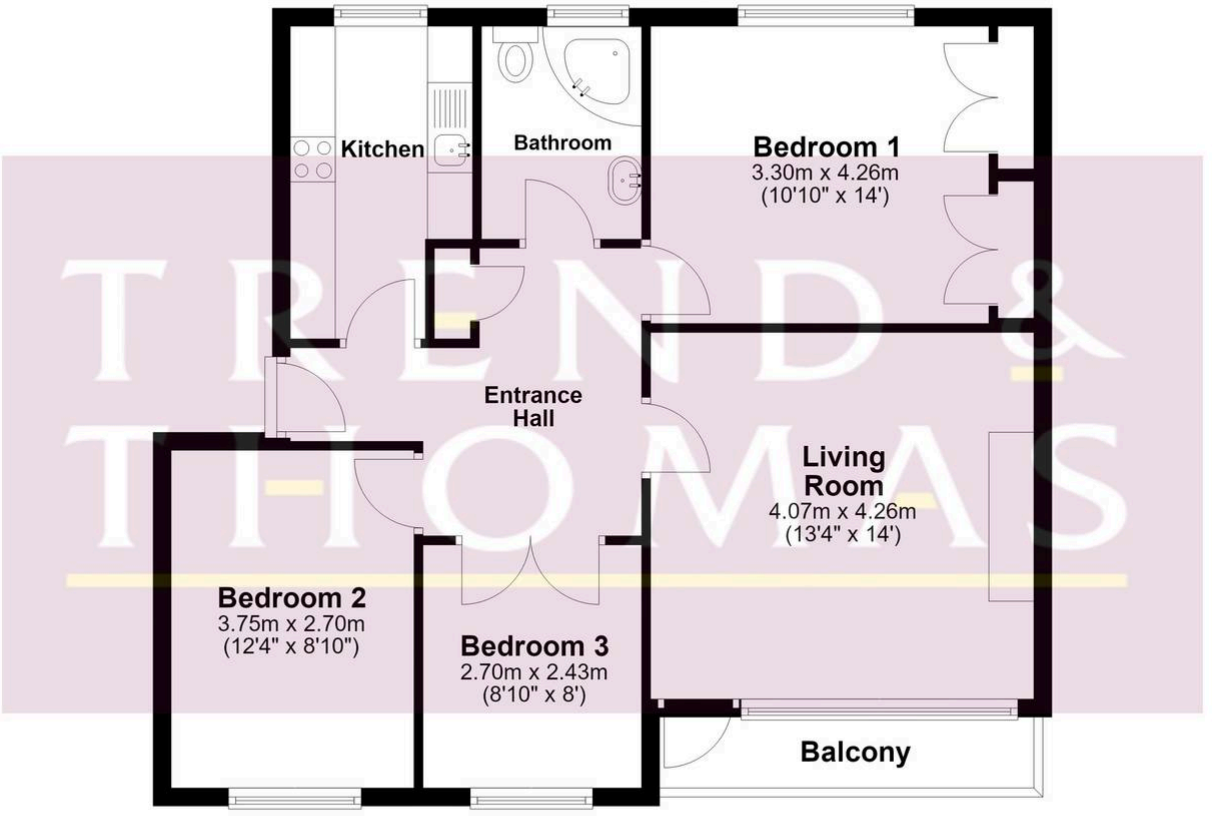
Annual Ground Rent: Approx. £10.00 per annum





Second Floor

Approx. 70.6 sq. metres (759.6 sq. feet)
(excluding Balcony)



Total area: approx. 70.6 sq. metres (759.6 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.
©Property Pot. Produced on behalf of Trend & Thomas.
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.