



High Street, Rickmansworth, WD3

£275,000 Leasehold

CHAIN FREE FIRST FLOOR RETIREMENT APARTMENT IN DISTINCTIVE CORNER POSITION • LIVING/DINING ROOM • MODERN KITCHEN • TWO BEDROOMS • SHOWER ROOM • RESIDENTS' LOUNGE • LAUNDRY ROOM • COMMUNAL GARDENS • RESIDENTS PARKING

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



TREND & THOMAS

A chain free and well-presented TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT, in a distinctive corner position and conveniently located conveniently within Rickmansworth Town Centre.

The entrance hallway offers plenty of storage with two large built in cupboards and leads to either side of this corner apartment. To one side are the main living areas, with a good-sized living/dining room leading to an open plan modern fitted kitchen with integrated appliances, ample white gloss wall and base cabinets. To the other side of this spacious apartment are two bedrooms with a built-in wardrobe in bedroom one and a modern shower room.

This private retirement development is centrally located in Rickmansworth, running adjacent to the River Chess with a large patio area to enjoy and the property overlooks the well-maintained communal gardens. Other facilities available on site are: A communal laundry room, a large communal lounge area for residents hosting various activities and get togethers, and a guest suite available for a nightly rate.

Situated in the heart of Rickmansworth Town Centre, only a short walk from the High Street with its various shops, cafes and supermarkets. The Watersmeet Theatre is a stone's throw away and the flat is not far from the Aquadrome. The M25 is easily reached via a short drive to Junction 17 or 18 and Rickmansworth station is a short walk away with Metropolitan and Chiltern line trains offering easy access into London (25 mins via Chiltern Line to Marylebone Station).

Nearest Station: 0.4 miles - Rickmansworth Station

Council Tax band: D

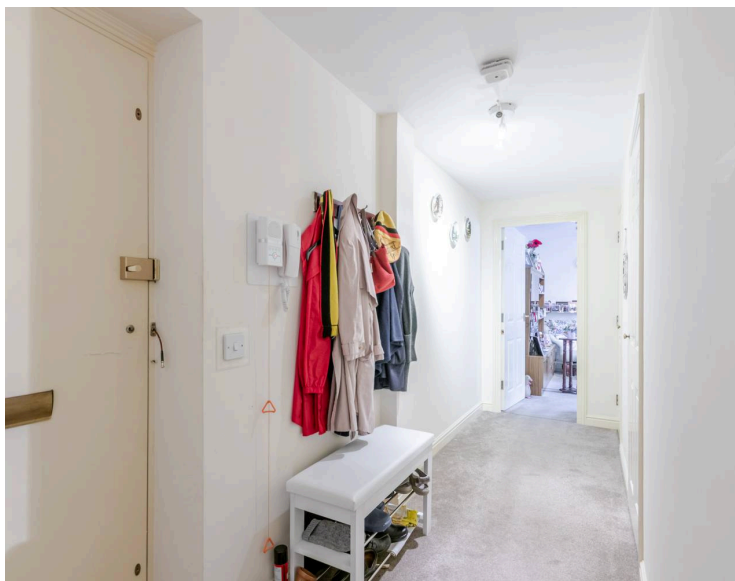
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A

Remaining Lease Length: Approx. TBC years remaining

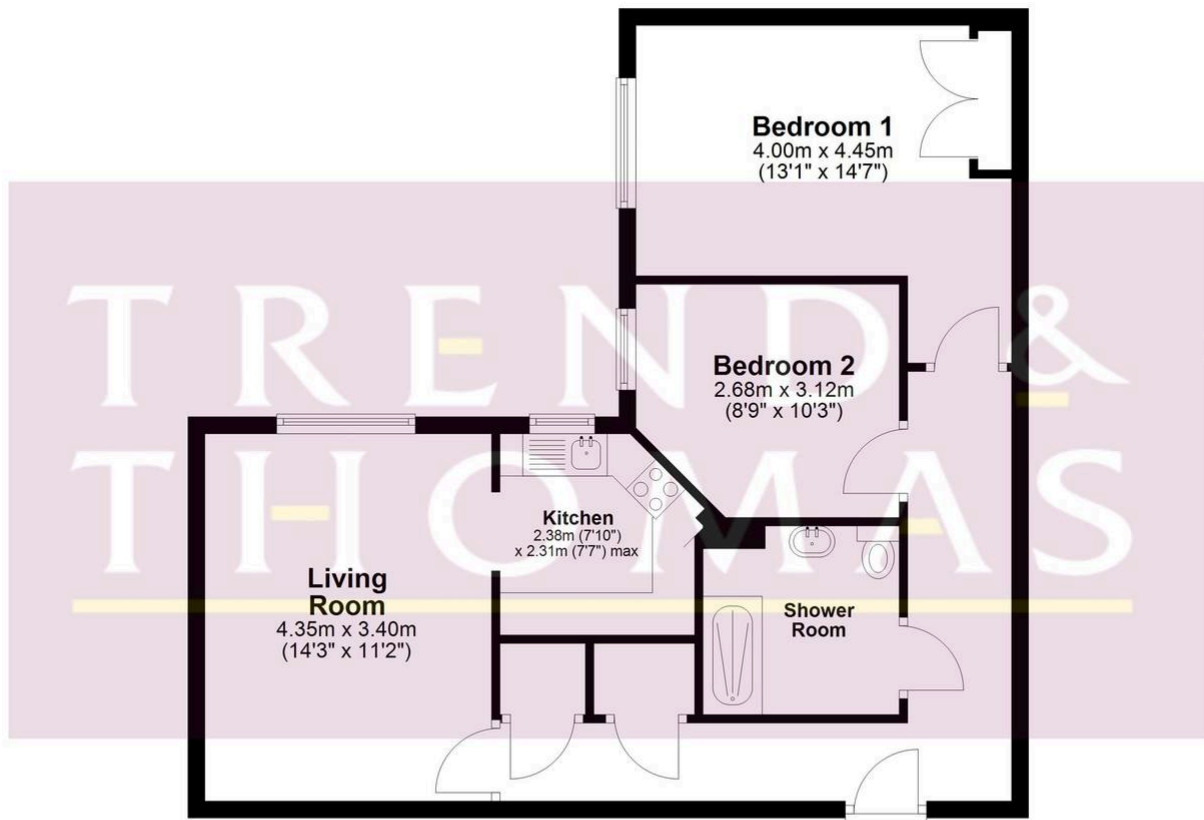
Annual Service Charge: Approx. £TBC per annum

Annual Ground Rent: Approx. £TBC per annum



First Floor

Approx. 63.1 sq. metres (678.9 sq. feet)



Total area: approx. 63.1 sq. metres (678.9 sq. feet)

GARDEN ROOM NOT INCLUDED IN SQUARE AREA

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.