



**Connells**

Winton Approach  
Croxley Green Rickmansworth



## Property Description

Connells are pleased to present this stylish and well-presented first floor apartment, located within a small development comprising of only four flats, ideal for first-time buyers seeking modern living in a highly desirable and well-connected location.

The property boasts a bright open plan reception room with a modern integrated kitchen, offering a range of fitted appliances and ample storage. There are two well-proportioned double bedrooms, with the principal benefiting from an en-suite shower room, alongside a contemporary family bathroom. A charming Juliet balcony enhances natural light and overall space. Further benefits include gated allocated parking and a long lease remaining, providing both security and peace of mind.

Ideally located in Croxley Green, the property is within easy reach of Rickmansworth and Watford town centre's shops, cafés, and restaurants, as well as beautiful green spaces including the Cassiobury Park, Rickmansworth Aquadrome and Chiltern Hills. Excellent transport links via Croxley Green Underground Station (6-minute walk), Rickmansworth Station (Metropolitan & Chiltern lines), local bus routes and nearby M25/A404 make it perfect for commuters, while the area is also well regarded for its reputable schools including Malvern Way School & Croxley Danes Secondary School.

For more information or to arrange a viewing, please contact Connells today.

## Entrance Hall

## Reception Room/ Kitchen/ Diner

Double doors to Juliet balcony to front aspect, window to side aspect, television point, telephone point, radiator.

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to side aspect, sink with drainer, electric oven and hob with extractor hood, integrated washing machine, dishwasher and fridge/freezer.

## Bedroom One

Window to front aspect, radiator, door to en-suite.

## En-Suite

Shower cubicle, WC, vanity wash hand basin, heated towel rail.

## Bedroom Two

Window to front aspect, radiator.

## Bathroom

Bath with mixer taps and overhead shower, additional shower attachment, WC, vanity wash hand basin, heated towel rail.

## Outside

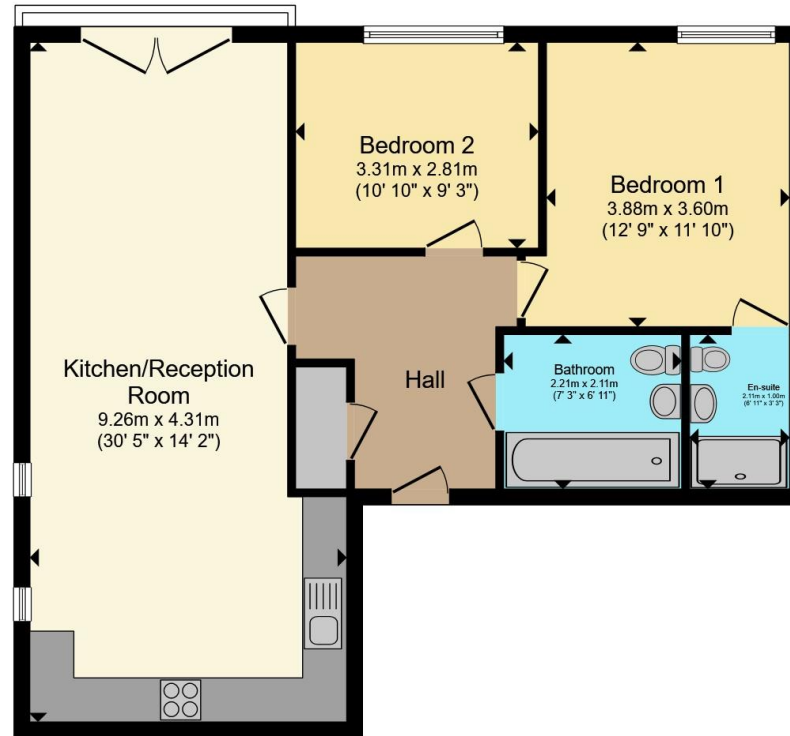
## Parking

One gated allocated parking space.









Total floor area 76.6 m<sup>2</sup> (824 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: B Council Tax  
 Band: D

Service Charge: 900.00 Ground Rent:  
 400.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF315277](http://connells.co.uk/Property/WTF315277)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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