



Vine Tree Court, St. Peters Close, Mill End,
Rickmansworth, WD3 8QY

Guide Price £279,950 Leasehold



The property

Situated in the peaceful Vine Tree Court, this beautifully refurbished two-bedroom ground floor apartment is ideally located just off the ever-popular Uxbridge Road, offering easy access to a variety of shops, cafés and restaurants.

Recently renovated throughout, the property provides a blank canvas ready to move into.

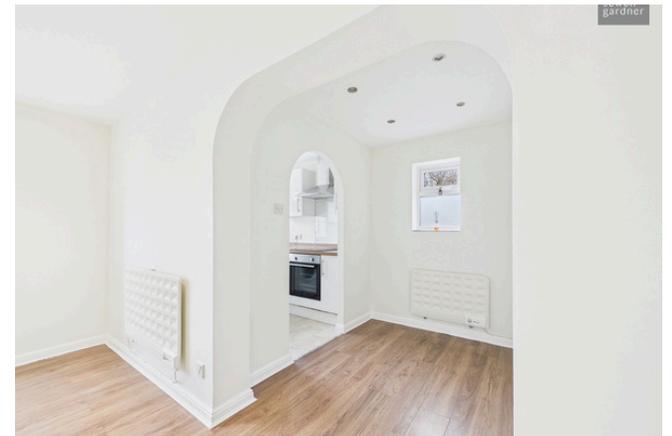
The entrance hallway leads to two generous bedrooms, both benefiting from built-in storage. The fully tiled bathroom is finished in a clean, modern style.

The bright open-plan living space features a charming archway connecting the living and dining area, with a further arch leading through to the neutral modern kitchen. The home is filled with natural light and offers ample storage throughout.

Allocated parking is available to the front of the property, with additional visitor bays.

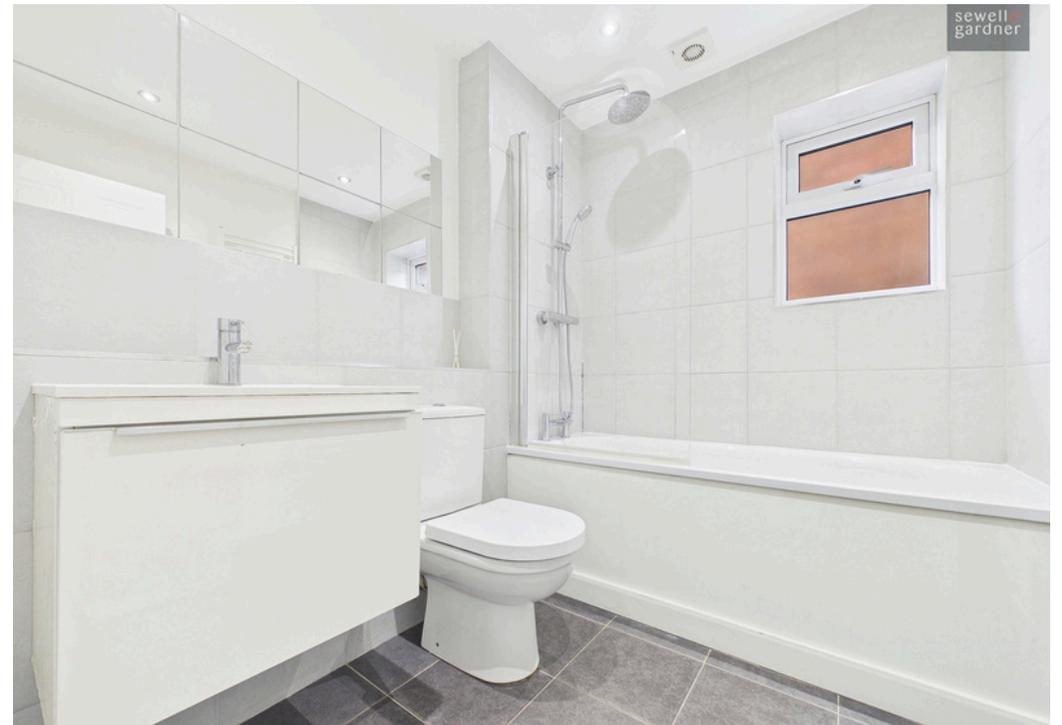
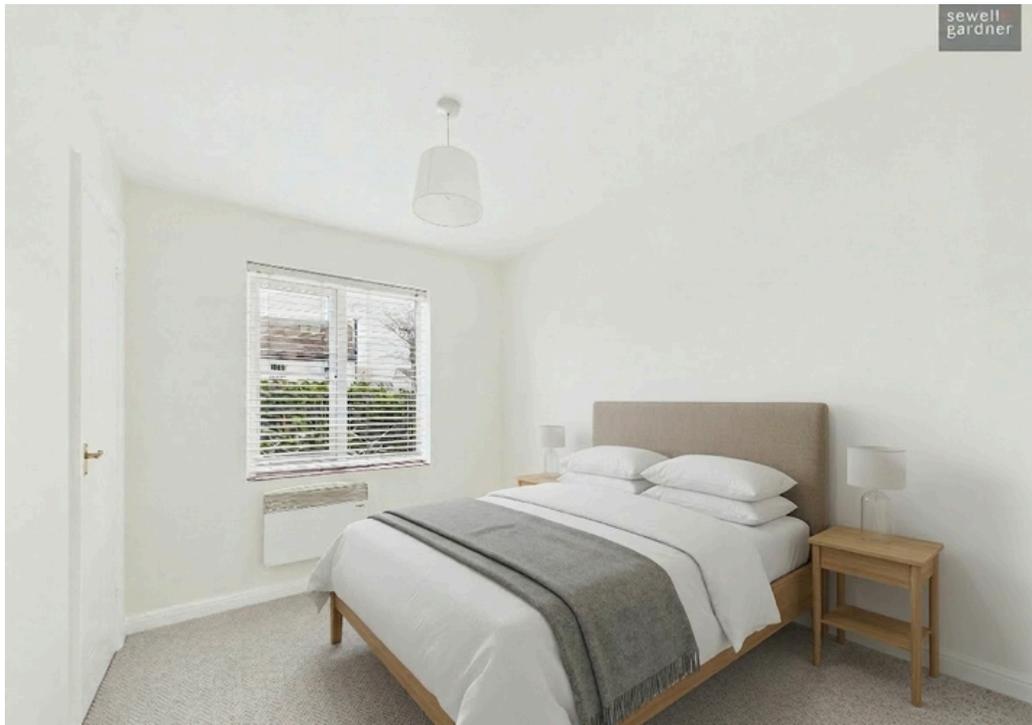
A fantastic opportunity in a convenient and desirable location.

Select images have been virtually staged for illustration purposes only

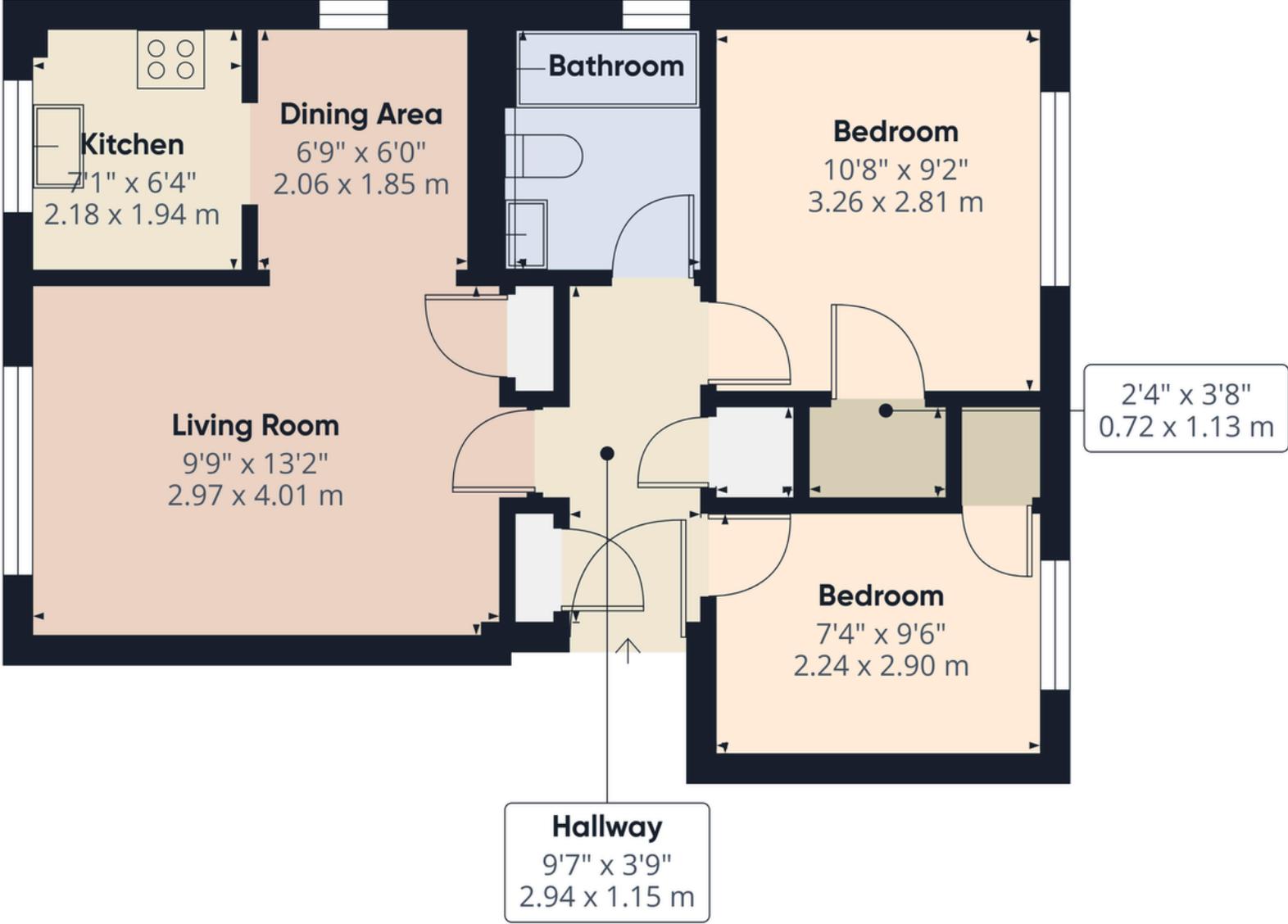


Key Features

- Ground floor apartment
- Chain free
- Two bedrooms featuring built in storage
- Bright open-plan living and dining area
- Modern neutral kitchen
- Recently refurbished throughout
- Fully tiled contemporary bathroom
- Allocated parking to the front
- Located just 10 minutes from Rickmansworth High Street & Railway Station
- Great motorway links



Floorplan



Approximate total area⁽¹⁾
501 ft²
46.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.







Area Information

Rickmansworth has plenty of countryside nearby for walks and cycling but is also close enough to London to offer residents the chance of the hustle and bustle of the big city. One of Rickmansworth's most popular destinations is the 41 hectares of Local Nature Reserve the Aquadrome, with Lakes, woodland, children's play area and the popular Café in the Park. There are plenty of leisure facilities within the area including an array of golf courses, health clubs and swimming pools.

There are multitude of local shops in Rickmansworth including smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a large Waitrose. Restaurants are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.

- 1 miles to Rickmansworth Station
- 1 miles to Rickmansworth High Street
- Nearest Motorway: 1 mile to M25

Local Authority: Three Rivers District Council

Council Tax: C

Approximate floor area: 501 sq ft

Tenure: Leasehold (92 years remaining)

Service Charge: £1,200 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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