



The Cedars, Rectory Road, Rickmansworth,
WD3 1FF

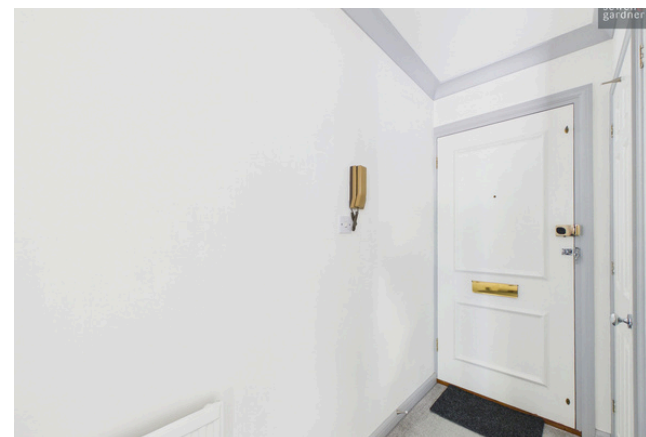
Offers Over £300,000 Leasehold

The property

CHAIN FREE one bedroom apartment nestled in a prime Rickmansworth High Street location.

The property offers comfortable living spaces, starting with a well proportioned reception room that provides ample space for relaxation and entertaining. The kitchen is designed for practicality and efficiency. The apartment features a comfortable double bedroom, offering a peaceful retreat. The bathroom is a standout, being fully tiled and finished to a high standard, providing a fresh and clean aesthetic.

The allocated parking space is a significant advantage in this central location. Perfectly situated for easy access to local amenities, shops, and transport links, this apartment presents an excellent opportunity for those seeking a well located and effortlessly managed home.





Rickmansworth High
Street



Marks & Spencer



Rickmansworth
Met Line Station



The Cedars

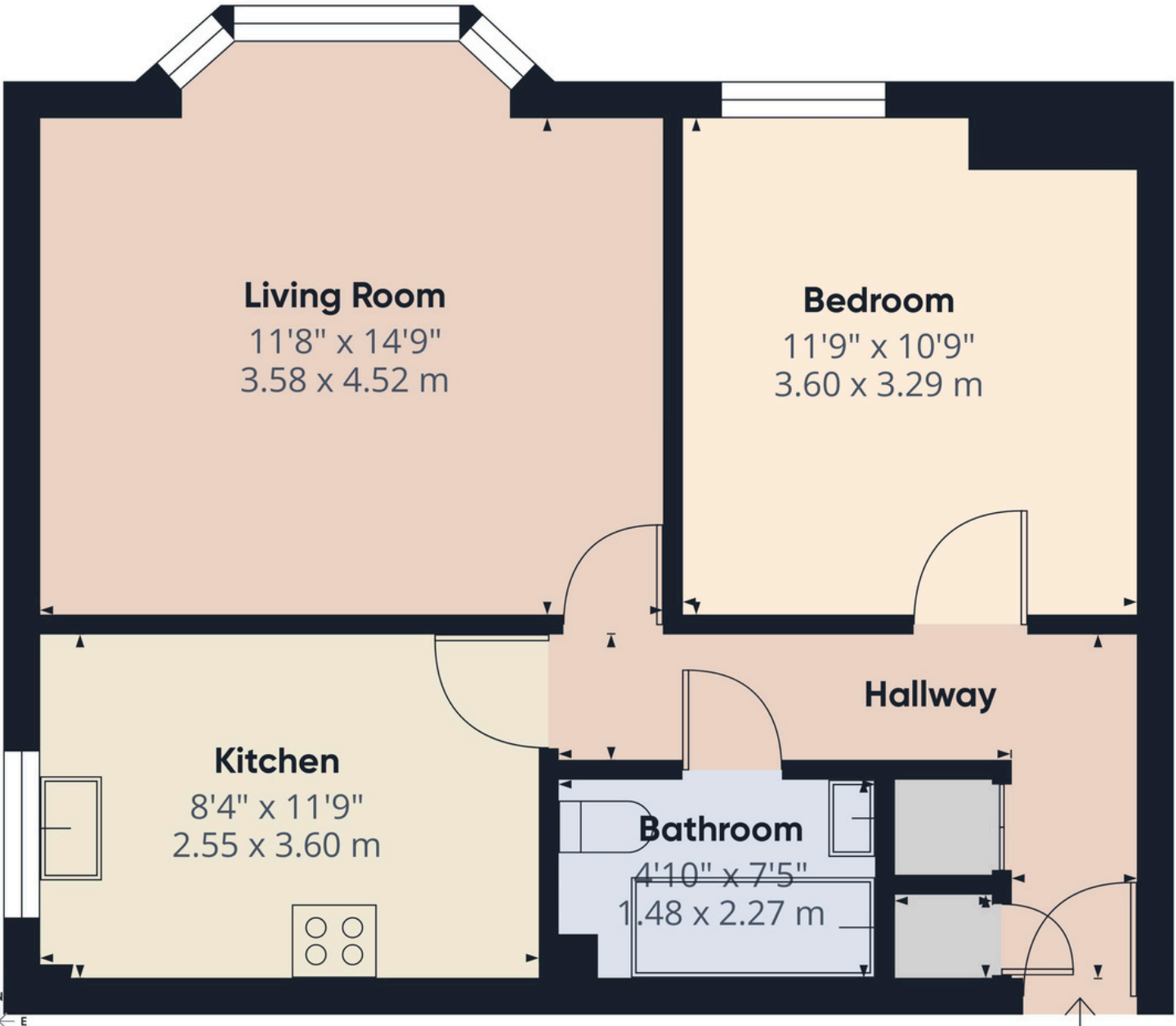


Key Features

- One bedroom first floor apartment
- NO UPPER CHAIN
- Allocated parking
- High Street location
- Fully tiled bathroom
- Well maintained throughout



Floorplan



Approximate total area⁽¹⁾
519 ft²
48.3 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.

- 140 yards to Rickmansworth Station
- 0.1 mile to Rickmansworth High Street
- Nearest Motorway: 2 miles to M25
- Local Authority: Three Rivers District Council
- Council Tax: D
- Tenure: Leasehold (89 years remaining)
- Annual service charge: £1,440
- Annual ground rent: £200

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors
Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



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



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