



## **Woodwicks, Maple Cross, WD3**

Offers In Excess Of £250,000 Leasehold

LIVING ROOM • MODERN FITTED KITCHEN/DINER • TWO DOUBLE BEDROOMS • BATHROOM • BALCONY •  
COMMUNAL GROUNDS • PARKING

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS



A spacious TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT overlooking communal grounds with local amenities nearby.

The property offers a spacious living/dining room with a double-glazed door leading to a private balcony, a modern fitted kitchen with ample space for a dining table, two bedrooms and a bathroom.

There are communal grounds surrounding the property and there is parking available.

Woodwicks is situated off Longcroft Road, just off the North Orbital Road and within a couple of minutes' drive to Junction 17 of the M25. It is also a short drive from Rickmansworth Town Centre and Metropolitan/Chiltern Line station.

Nearest Station: 2.4 miles - Rickmansworth Station

Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

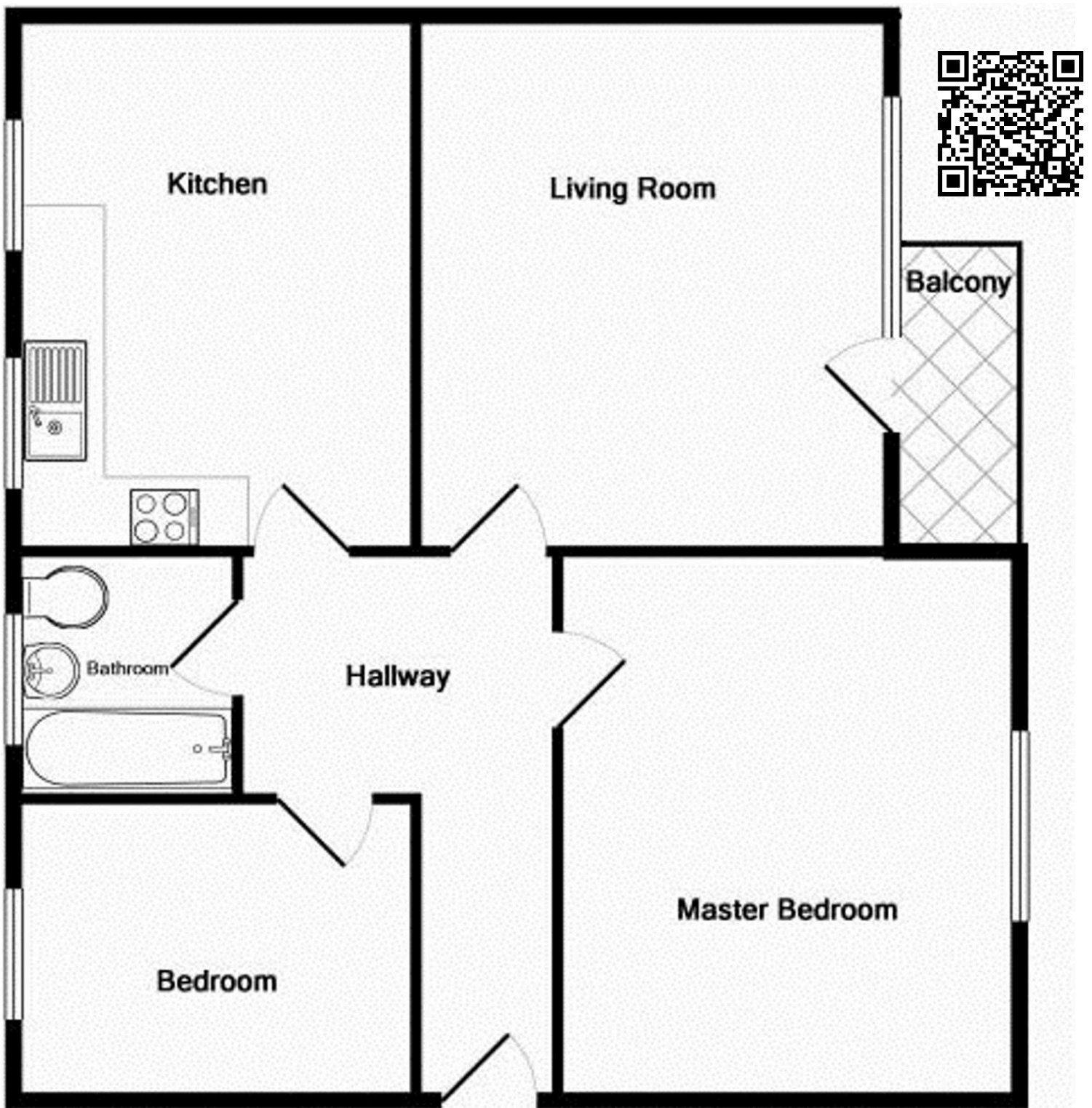
Remaining Lease Length: Approx. 90years remaining

Annual Service Charge: Approx. £935.67 per annum

Annual Ground Rent: Approx. £10.00 per annum

#### **ROOMS & MEASUREMENTS**

- Entrance Hallway
- Living Room - 16' 0" x 12' 10"
- Kitchen/Diner - 15' 8" x 10' 0"
- Bedroom One - 11' 3" x 12' 1"
- Bedroom Two - 8' 9" x 12' 5"
- Bathroom



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.