



Swan Close, Rickmansworth, WD3

£330,000 Leasehold

CHAIN FREE • SECOND FLOOR APARTMENT • GATED DEVELOPMENT • LIVING/DINING ROOM • FITTED KITCHEN • TWO BEDROOMS • BATHROOM • ALLOCATED PARKING SPACE • TOWN CENTRE LOCATION • CLOSE TO STATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A chain free TWO BEDROOM SECOND FLOOR APARTMENT located in a sought-after gated development in the Town Centre.

The entrance hallway provides access to all rooms within this chain free property. There is a bright and spacious living/dining room with a door to a modern fitted kitchen. There are two bedrooms and a contemporary bathroom/W.C. The property also comes with an allocated parking space within the development and is only a short walk to Rickmansworth Station and Town Centre. A perfect property for first time buyers and investors alike.

Positioned around the corner from Rickmansworth High Street and less than five minutes' walk from Rickmansworth's Metropolitan/Chiltern Line station. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a drive to Junctions 17 or 18.

Nearest Station: 0.2 miles - Rickmansworth Station

Council Tax band: D Approx. £2404.73 2026-2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

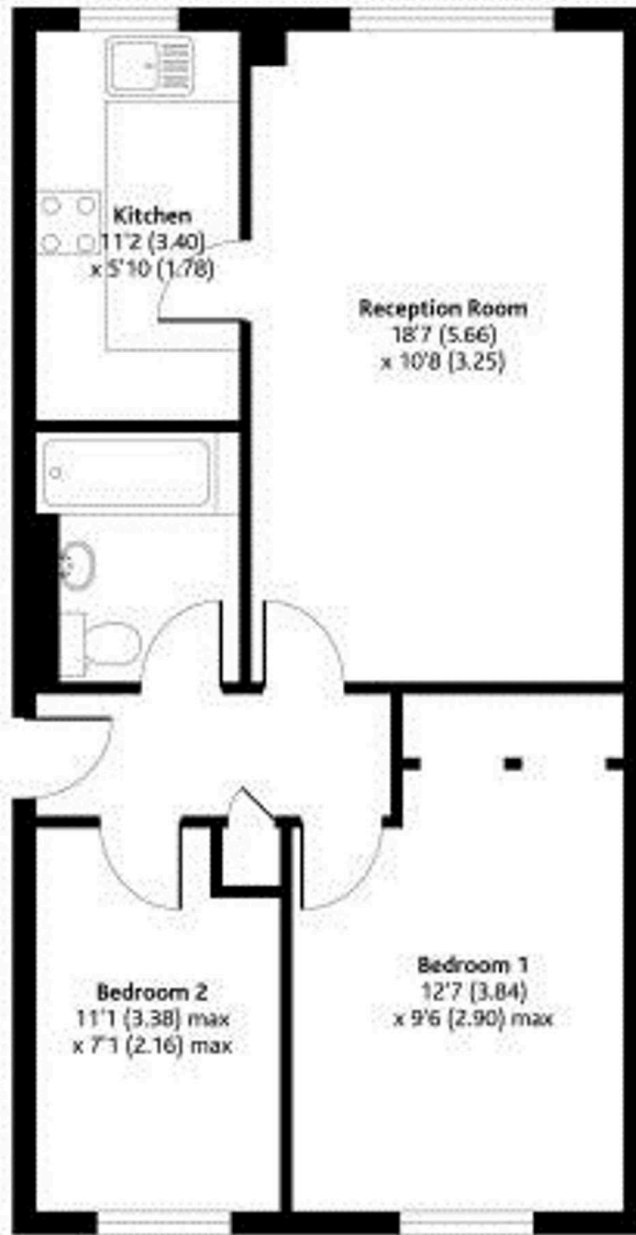
Remaining Lease Length: Approx. 94 years remaining

Annual Service Charge: Approx. £1,200.00 per annum

Annual Ground Rent: Approx. £240.00 per annum

Mallard Court, Swan Close, Rickmansworth, WD3 1SB

APPROX. GROSS INTERNAL FLOOR AREA 569 SQ FT 52.8 SQ METRES



SECOND FLOOR



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.