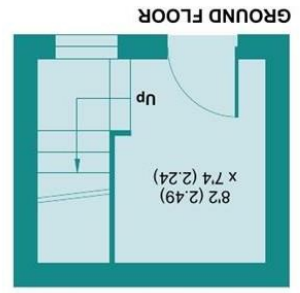
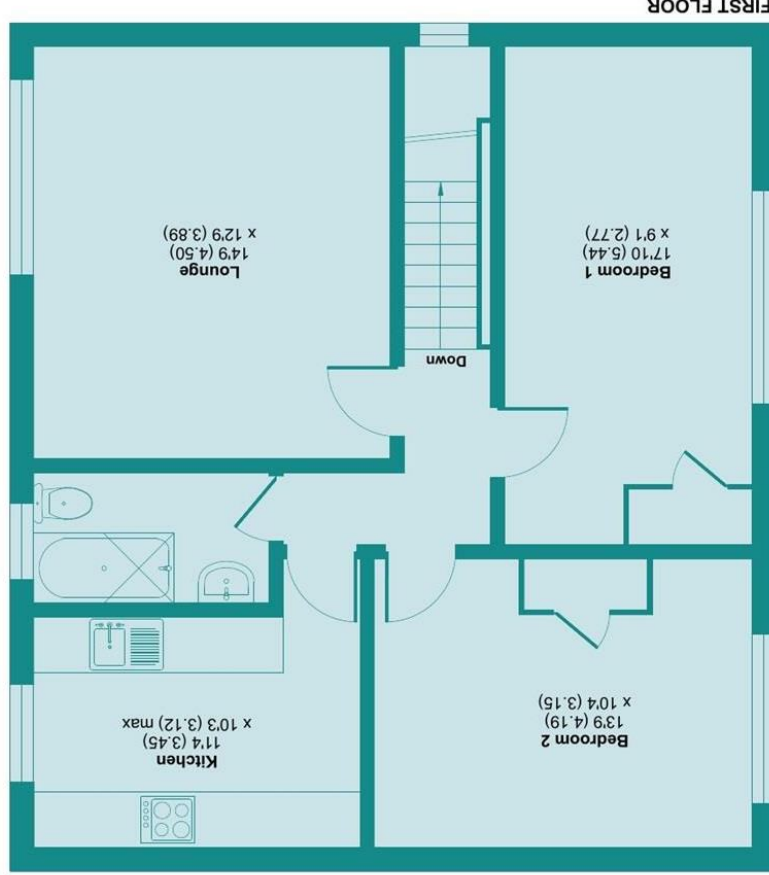




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhd.com 2022. Produced for James Estate Agents. REF: 881063



Approximate
Garden
75.2 (22.91)
x 17.2 (5.23)



Approximate Area = 794 sq ft / 74 sq m
For identification only - Not to scale

Watford Road, Croxley Green, Rickmansworth, WD3 3ED

LOCAL AUTHORITY
Three Rivers District Council

TENURE
Leasehold

COUNCIL TAX BAND
C

VIEWS
By prior appointment only

Energy Efficiency Rating	
Current	Target
75	77
<p>England & Wales EU Directive 2002/91/EC Not energy related - higher rating costs</p> <p>A (95-100) Green B (81-94) Yellow C (69-80) Orange D (55-68) Red-Orange E (39-54) Red F (21-38) Dark Red G (1-20) Black</p>	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



GUIDE PRICE
£350,000
WATFORD ROAD
CROXLEY GREEN, RICKMANSWORTH, WD3 3ED

PROPERTY SUMMARY

Two double bed roomed first floor maisonette is located in Croxley Green, close to schools, shops and just minutes walk from the Croxley Met line station. Modern kitchen and bathroom. This property will appeal to many people, including; Investors, first time buyers or those wanting to down size but still have a garden. Private rear garden, allocated space at the rear, double glazing and gas central heating. Lease: 97 years remaining, Ground Rent: Peppercorn, Service Charges: £200 (£100 paid twice yearly) Building Insurance: £1,200 divided by 4. Please note internal photos do not reflect the current interior.

2



1



1

