



Uxbridge Road, Rickmansworth, WD3

£300,000 Leasehold

CHAIN FREE SECOND FLOOR APARTMENT • RECEPTION ROOM • MODERN KITCHEN/DINING ROOM • TWO BEDROOMS •
MODERN BATHROOM • ALLOCATED PERMIT PARKING • VISITORS PARKING • STUNNING COMMUNAL GROUNDS

TREND & THOMAS
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A chain free TWO BEDROOM SECOND FLOOR APARTMENT in this scenic waterside development, with stunning views overlooking the River Colne.

Inside, the property has had new flooring and carpets throughout. The welcoming hallway leads you to the rest of the apartment. The reception room features neutral decor, providing a blank canvas for personalisation and comfortable everyday living. Both bedrooms are enhanced by newly laid carpets, with bedroom one benefitting from built-in storage with sleek white doors. The modern bathroom is fitted with a bathtub and shower over, a pedestal sink, and a wall-mounted cabinet, finished with white tiled walls with subtle decorative touches.

The heart of the home is the contemporary kitchen, equipped with free standing appliances, white cabinetry for ample storage, and under-cabinet lighting that brightens the workspace. Modern wood-effect laminate flooring provides a practical yet stylish finish, while the adjoining dining space benefits from the comfort of carpet.

Set against a picturesque riverside backdrop, and expansive communal gardens which are beautifully landscaped, the property offers tranquil views and a serene atmosphere. Residents also benefit from an allocated permit space and visitor parking spaces available on a first come first served basis, a highly sought-after feature that enhances everyday convenience.

Nearest Station: 1.1 miles – Rickmansworth Station

Council Tax band: C Approx. £2137.54 2026-2027 (Three Rivers District Council)

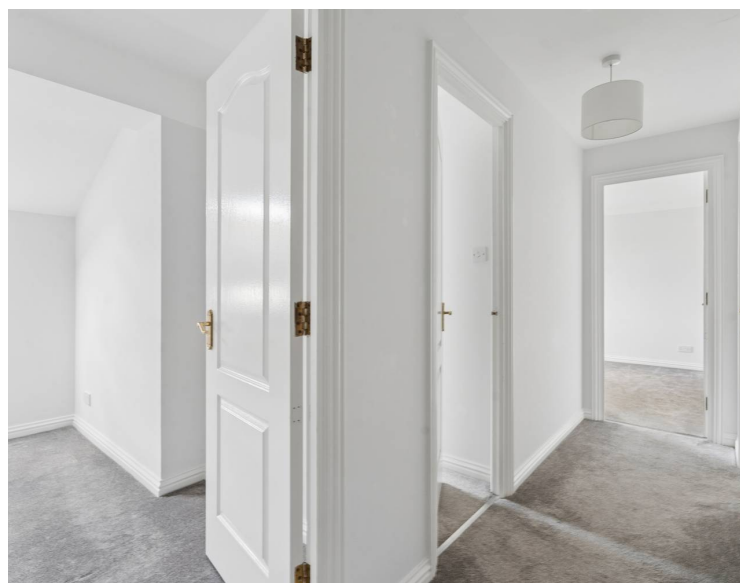
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Remaining Lease Length: Approx. 97 years remaining

Annual Service Charge: Approx. £1448.33 per annum

Annual Ground Rent: Approx. £305.00 per annum



Approximate Gross Internal Area = 57.4 sq m / 618 sq ft

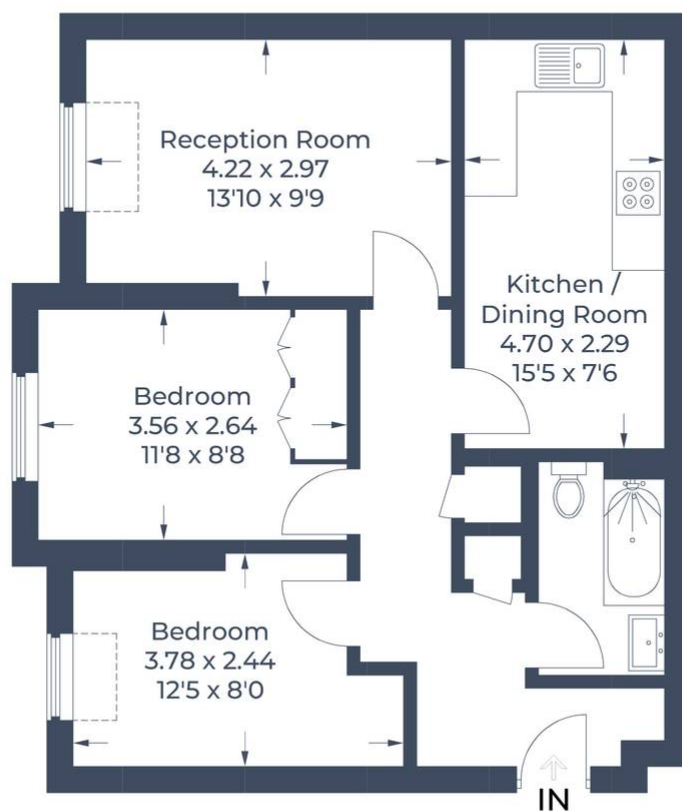


Illustration for identification purposes only,
measurements are approximate, not to scale.
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