



**A MODERN & STYLISH TWO BEDROOM, TWO BATHROOM DUPLEX APARTMENT
WITH NO ONWARD CHAIN**

Austin Court, Uxbridge Road, Rickmansworth, Hertfordshire, WD3 8DS

ROBSONS

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**SITTING/DINING ROOM • KITCHEN •
PRINCIPAL BEDROOM WITH EN-SUITE
SHOWER ROOM • BEDROOM TWO •
BATHROOM • GATED UNDERGROUND
PARKING FOR TWO VEHICLES • NO ONWARD
CHAIN**

Description

Chain free and beautifully presented, this 869 sq ft two bedroom, two bathroom duplex apartment is the largest in the block and is situated at the back of the building, overlooking the River Colne. With no neighbouring flats above or beneath, the apartment also benefits from secured gated parking with two allocated spaces and is ideally situated close to local amenities, reputable schools, and excellent transport links.

The property comprises a welcoming entrance hallway leading to the principal bedroom featuring a stylish en-suite shower room, a second bedroom boasting fitted wardrobes and a well-appointed family bathroom.





Stairs lead to a light and bright sitting/dining room, providing an ideal space for both relaxing and entertaining. Completing the upstairs is a modern and sleek kitchen, fitted with a comprehensive range of contemporary wall and base units along with integrated appliances.

This superb apartment offers spacious, low-maintenance living in a highly convenient location, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

Location

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The area is well served for good quality private and state schools for all ages. Rickmansworth offer everything for the sporting individual.

Additional Information

Tenure: Leasehold

Local Authority: Three Rivers District Council

Council Tax Band: Energy Efficiency Rating: C

Lease Term: 114 years remaining

Service Charge: £2,230 pa

Ground Rent: £250.00 pa

PERSONAL INTEREST We hereby disclose that a Personal Interest exists which constitutes a Declarable Interest under the Estate Agents Act 1979.

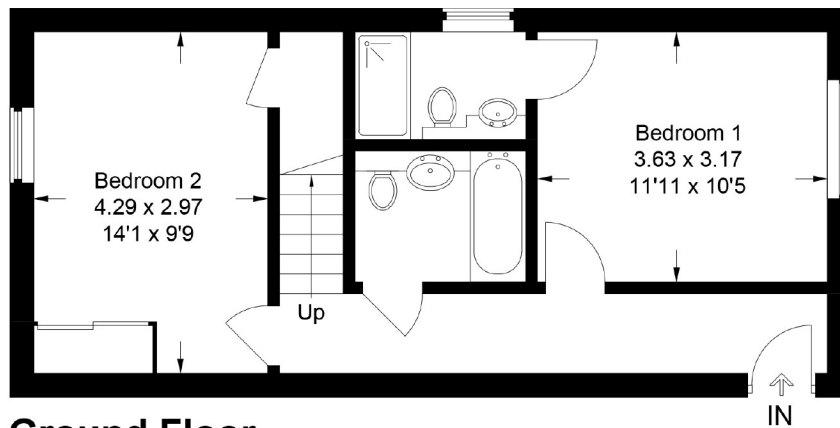
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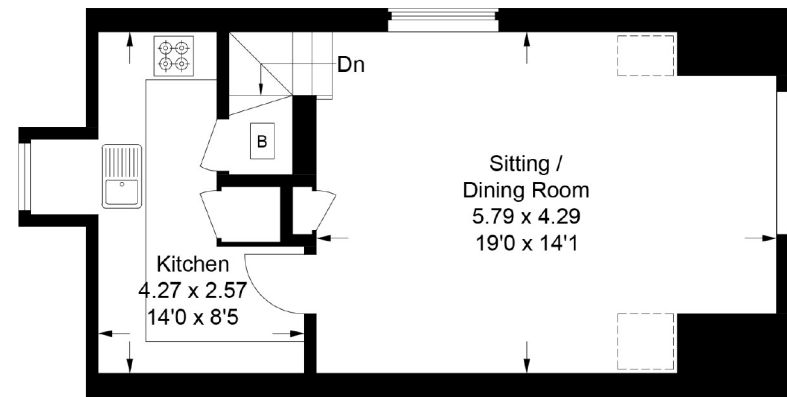
Approximate Gross Internal Area
 Ground Floor = 43.1 sq m / 464 sq ft
 First Floor = 37.6 sq m / 405 sq ft
 Total = 80.7 sq m / 869 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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