

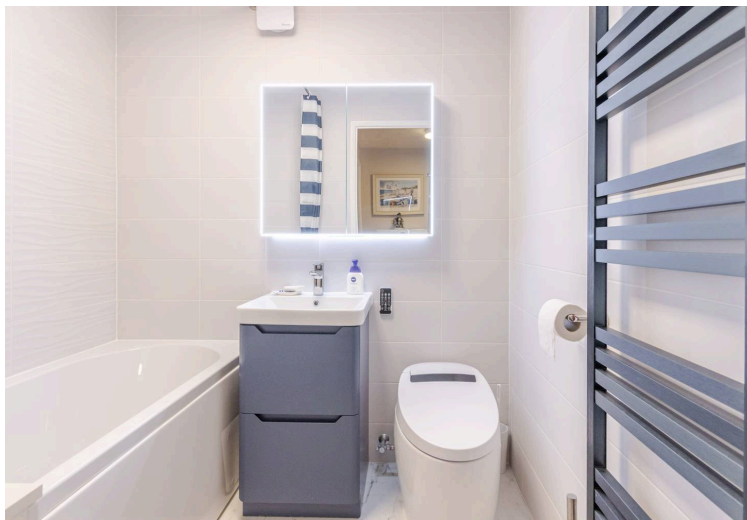


Salters Close, Rickmansworth, WD3

£435,000 Leasehold

GROUND FLOOR APARTMENT • SPACIOUS LIVING ROOM • STYLISH MODERN FITTED KITCHEN • TWO DOUBLE BEDROOMS
• EN-SUITE SHOWER ROOM AND MAIN BATHROOM • PRIVATE PATIO AREA • ALLOCATED PARKING SPACE • WELL-
MAINTAINED COMMUNAL GROUNDS • TOWN CENTRE LOCATION • CLOSE TO RICKMANSWORTH STATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



A beautifully presented TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT, located in a quiet development within Rickmansworth Town Centre.

Upon entering, the entrance hall provides access to all rooms within the apartment. The 18' living room is a true highlight, providing access to a private patio area overlooking the communal grounds and with fitted alcove shelving providing an excellent study space. The kitchen is beautifully appointed with sleek, modern cabinetry and striking strip lighting that accentuates the clean lines and polished surfaces, creating an inviting atmosphere for culinary pursuits. Both double bedrooms are well-proportioned, each offering a tranquil retreat from the bustle of daily life. Bedroom two is a dual purpose room. It can be used both as a dining room and a bedroom, by using the hidden pull-down double bed offering a very flexible layout. It also enjoys the luxury of a private en-suite shower room, finished to a high standard with contemporary fixtures and fittings.

There are stunning views of the communal grounds and River Chess and there is one allocated parking space, with ample visitors parking available within the development.

With superb access to transportation links, including Rickmansworth station just a short stroll away, this apartment is ideally positioned for commuters and those seeking the vibrant amenities of the town centre on their doorstep. This property presents an exceptional opportunity to enjoy a lifestyle that is both connected and comfortable, combining modern finishes with the practicalities required for contemporary living.

Nearest Station: 0.5 miles - Rickmansworth Station

Council Tax band: D

EPC Energy Efficiency Rating: C

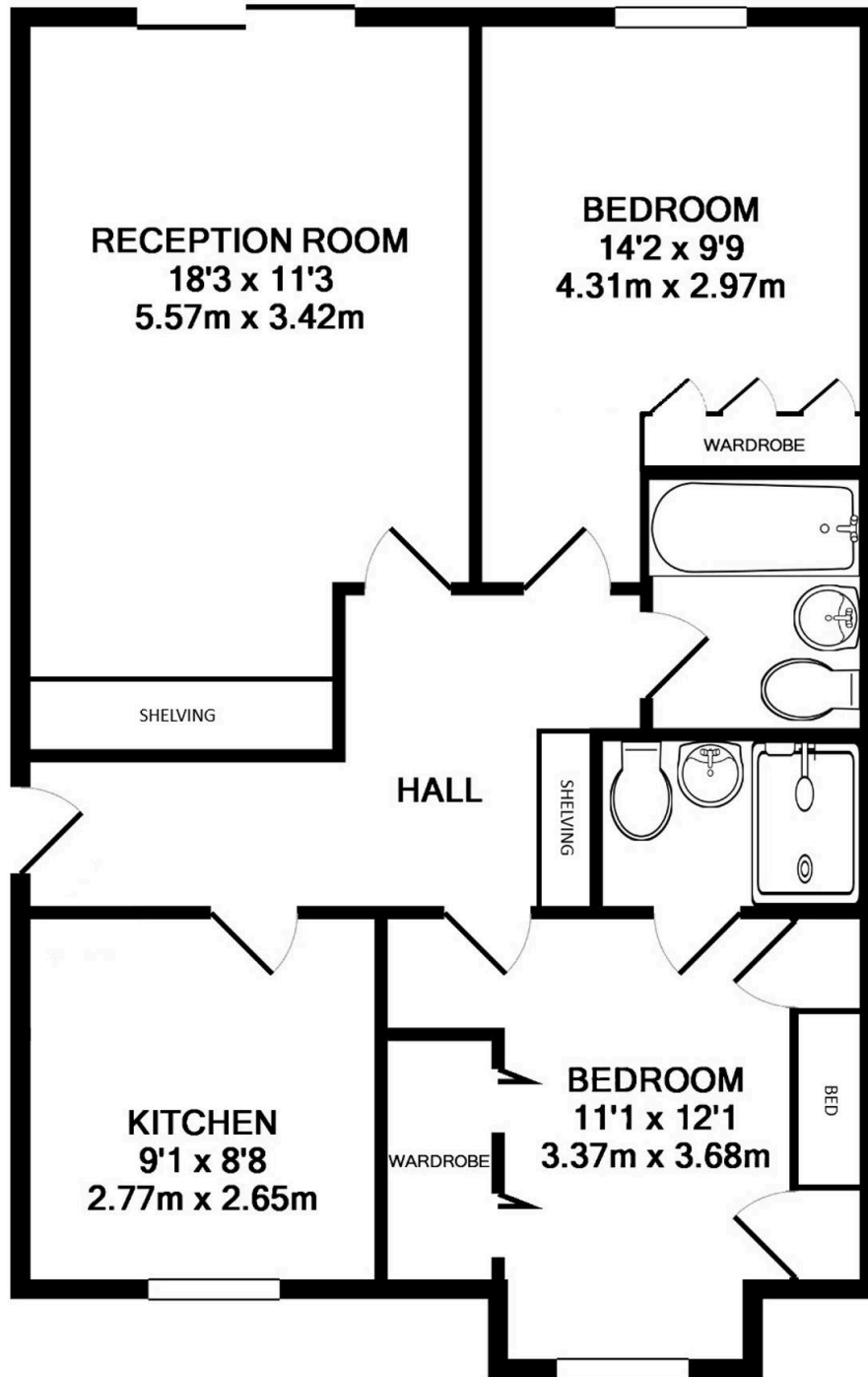
EPC Environmental Impact Rating: B

Remaining Lease Length: Approx. 95 years remaining

Annual Service Charge: Approx. £1632.03 per annum (Mar 26- Mar 27)

Annual Ground Rent: Approx. £240.00 per annum (Mar 26- Mar 27)





SALTERS CLOSE, RICKMANSWORTH, WD3 1HH
TOTAL APPROX. FLOOR AREA 673 SQ.FT. (62.5 SQ.M.)

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

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.