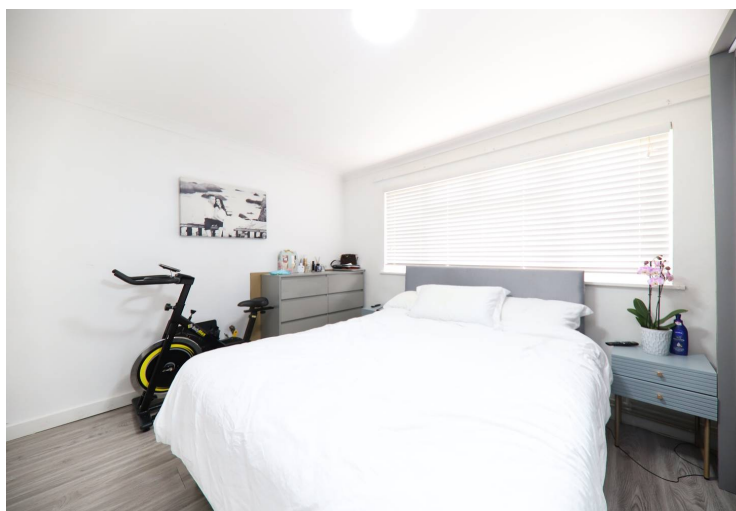




Curtis Close, Rickmansworth, WD3

Guide Price £299,000 Leasehold

NO CHAIN • FIRST FLOOR FLAT • LIVING/DINING ROOM • KITCHEN • TWO BEDROOMS • BATHROOM • COMMUNAL GROUNDS • RESIDENTS PARKING AVAILABLE

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A chain free TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT in good condition throughout. An internal viewing is highly recommended.

The entrance hall provides access to all rooms and two large storage cupboards. There is a spacious living/dining room, followed by a modern fitted kitchen/breakfast room. There are two good-sized double bedrooms. The family bathroom is spacious with a three-piece suite and shower over bath.

There are communal grounds surrounding the development and there is ample residents on street parking available on a first come first served basis.

The property is situated in a quiet residential cul-de-sac within easy reach of the Uxbridge Road and local amenities. The property is 1.3 miles from Rickmansworth Station and the town centre and is a short drive from both Junctions 17 and 18 of the M25.

Nearest Station: 1.3 miles – Rickmansworth Station

Council Tax band: C Approx. £2038.39 2025–2026 (Three Rivers District Council)

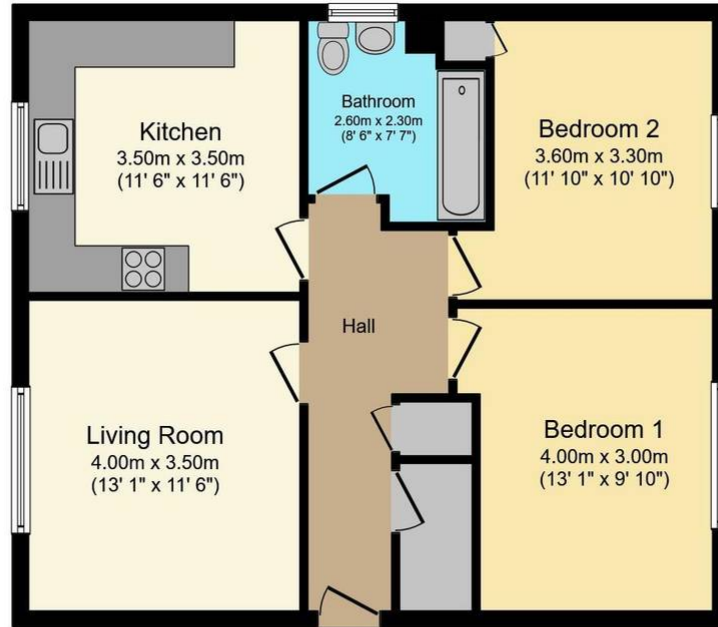
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Remaining Lease Length: Approx. 95 years remaining

Annual Service Charge: Approx. £1327.76 per annum

Annual Ground Rent: Approx. £10.00 per annum



Floor Plan

Total floor area 67.0 sq. m. (721 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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.