

Rectory Road, Rickmansworth, WD3

£308,000 Leasehold

CHAIN FREE FIRST FLOOR APARTMENT • LIVING ROOM • FITTED KITCHEN/BREAKFAST ROOM • DOUBLE BEDROOM • ADDITIONAL OFFICE SPACE/ROOM • FITTED BATHROOM • TWO ALLOCATED PARKING BAYS • TOWN CENTRE LOCATION






Hotpoint





A large modern ONE BEDROOM FIRST FLOOR APARTMENT boasting a sought-after Town Centre location.

Nestled in the heart of the town centre, this charming one-bedroom maisonette offers a perfect opportunity for town centre living for professionals, couples, or those seeking a convenient lifestyle.

The property welcomes you with a spacious living room. The adjacent fitted kitchen and breakfast room is thoughtfully designed, featuring contemporary cabinetry and ample workspace, making it a delightful spot for morning coffee or evening meals. The generous double bedroom provides a peaceful retreat, complemented by a well-appointed fitted bathroom finished with modern fixtures. An additional office space offers flexibility for those working from home or in need of a creative studio or potentially a nursery, ensuring the property caters to a range of lifestyles.

Practical touches such as two allocated parking bays add to the every-day convenience, while the town centre location ensures superb access to local shops, restaurants, and transportation links.

This superb apartment is positioned in the heart of Rickmansworth only a few minutes' walk from Rickmansworth Town Centre and Metropolitan/Chiltern Line station. Junctions 17 and 18 of the M25 can also easily be reached via a short car journey.

Nearest Station: 430 ft - Rickmansworth Station

Council Tax band: D Approx. £2404.73 2026-2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: C

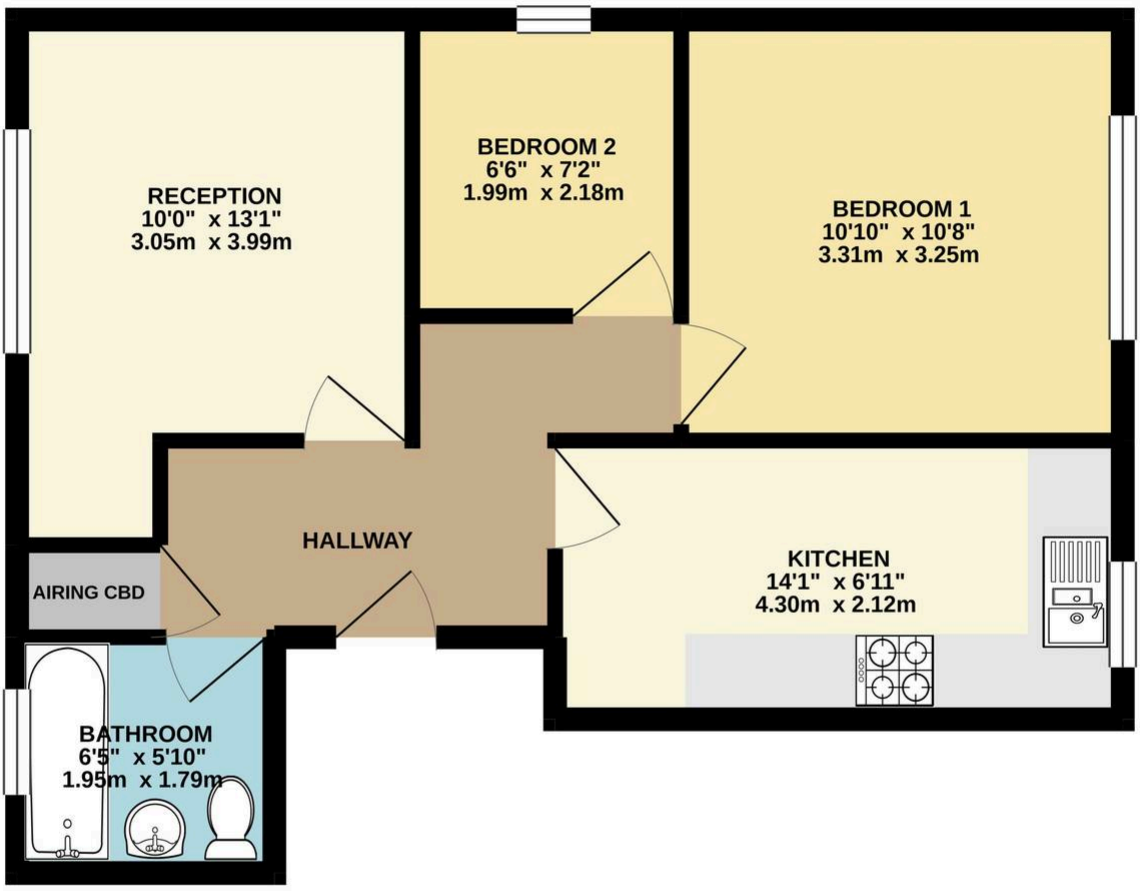
EPC Environmental Impact Rating: C

Remaining Lease Length: Approx. 89 years remaining

Annual Service Charge: Approx. £1440.00 per annum

Annual Ground Rent: Approx. £200.00 per annum

487 sq.ft. (45.2 sq.m.) approx.



TWO BEDROOM FLAT

TOTAL FLOOR AREA : 487 sq.ft. (45.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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.