

Approximate Area = 792 sq ft / 73.6 sq m  
For identification only - Not to scale

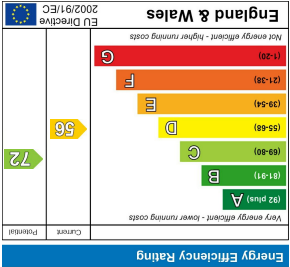
**Sycamore Road, Croxley Green, Rickmansworth, WD3 3TF**

**LOCAL AUTHORITY**  
Three Rivers

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



GUIDE PRICE  
**£340,000**  
**SYCAMORE ROAD**  
CROXLEY GREEN, RICKMANSWORTH, WD3 3TF

## PROPERTY SUMMARY

This well-presented second floor apartment offers an impressive 753 square feet of living space. Accommodation consists of a large lounge, a fully fitted kitchen, complete with dining space, two double bedrooms and a family bathroom. One of the standout features of this property is it comes with 2 garages, situated in a nearby block. Additionally there is generous parking provision on site. The delightful communal gardens are adjacent to the Grand Union Canal which offers a picturesque setting for leisurely strolls. The location is particularly advantageous, as it is close to local shops and within walking distance of Croxley Metropolitan line station. This apartment is perfect for those seeking a peaceful yet convenient lifestyle. With its blend of comfort, space, and accessibility, this property is an excellent opportunity for first-time buyers, commuters and those looking to downsize. Do not miss the chance to make this lovely apartment your new home. Lease 146 year remaining. Ground rent: Peppercorn, Service Charges: £140 pcm

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