

Connells

St. Mawes Close
Croxley Green Rickmansworth

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Croxley Green Rickmansworth WD3 3GH

for sale
£375,000







Property Description

Connells are delighted to bring this well maintained ground floor apartment to the market that is situated in a quiet residential area within Croxley Green.

An excellent opportunity for first time buyers or investors, the property comprises of a sizeable reception room, modern fitted kitchen and two well proportioned bedrooms arranged for practical and comfortable living. The property further benefits from two allocated parking spaces and enjoys access to stunning, well kept communal grounds, enhancing the peaceful residential setting.

The property is situated in a well-known village location, with excellent transport links into London via the Metropolitan and mainline services, a range of local amenities, good schooling options and nearby open countryside, making this a well rounded and highly appealing home.

For more information or to arrange a viewing, please contact Connells today.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Front door, storage cupboard, airing cupboard, radiator.

Living / Dining Room

Dual aspect windows to front and side aspect, Juliet balcony to front aspect, television point, telephone point, radiators.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, integrated washing machine, dishwasher and fridge/freezer.

Bedroom One

Dual aspect windows to rear and side aspect, radiator.

Bedroom Two

Window to rear aspect, radiator.

Bathroom

Window to front aspect, bath with mixer taps and overhead shower, WC, wash hand basin, heated towel rail.

Outside

Parking

Two allocated parking spaces.

Communal Gardens








Apryl


Home









First Floor

Total floor area 64.7 m² (696 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.propertybox.io

Connells

To view this property please contact Connells on

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E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: C

Council Tax Band: C

Service Charge: 2337.72

Ground Rent: 390.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315245

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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