



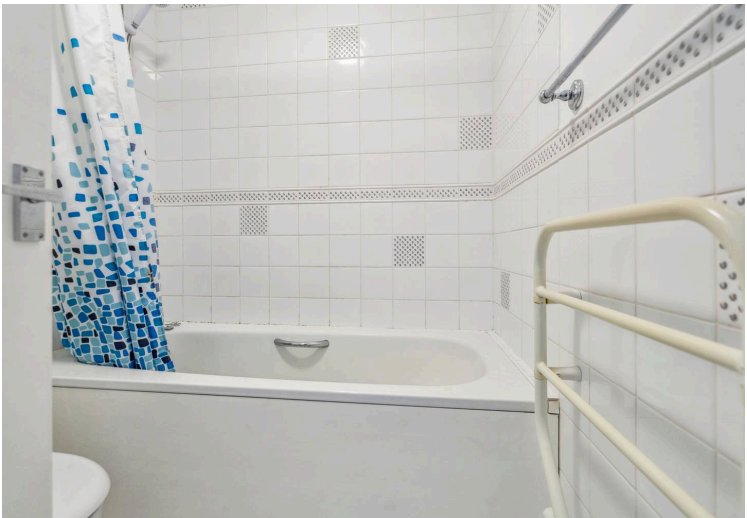
## Church Lane, Rickmansworth, WD3

£275,000 Leasehold

LIVING/DINING ROOM • MODERN FITTED KITCHEN • TWO DOUBLE BEDROOMS • MODERN BATHROOM • GARAGE •  
COMMUNAL GROUNDS • RESIDENT PARKING

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS





A TWO DOUBLE BEDROOM GROUND FLOOR FLAT, situated close to local amenities and schools.

There is a bright living/dining room, a good-sized modern fitted kitchen, two double bedrooms and a modern bathroom. There is the added benefit of a garage in block, and ample residents parking available on a first come, first served basis.

Positioned in a quiet, secluded courtyard, post war development off Church Lane with local bus routes, schools, leisure centre and a shopping parade. Rickmansworth Metropolitan/Chiltern Line Station and Town Centre is approximately one mile away whilst the M25 can be reached via Junction 17.

Nearest Station: 1.2 miles – Rickmansworth Station

Council Tax band: C

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Remaining Lease Length: A new lease of at least 99 years will be in place

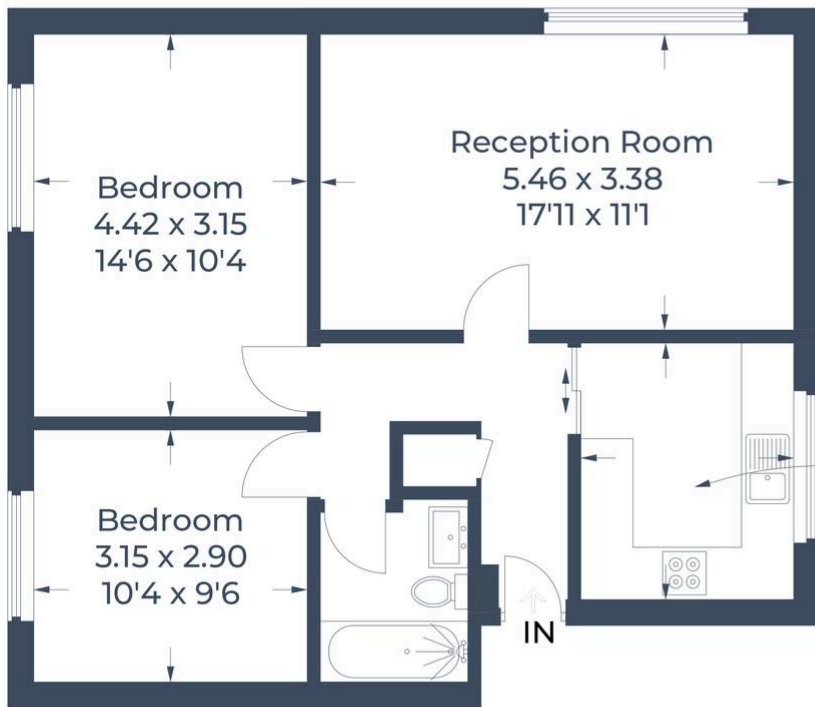
Annual Service Charge: Approx. £960.00 per annum

Annual Ground Rent: Approx. £28.00 per annum





Approximate Gross Internal Area = 61.7 sq m / 664 sq ft  
Garage = 10.8 sq m / 116 sq ft  
Total = 72.5 sq m / 780 sq ft



**Ground Floor**



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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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.