

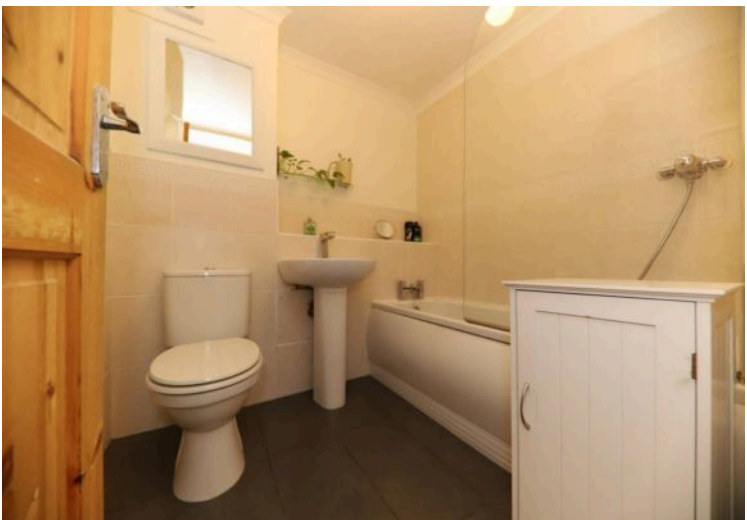
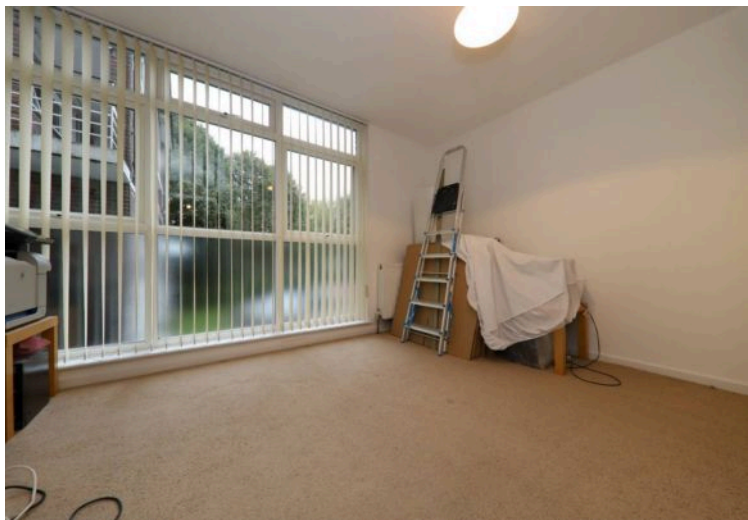


Goral Mead, Rickmansworth, WD3

£375,000 Share of Freehold

GROUND & FIRST FLOOR MAISONETTE • LIVING/DINING ROOM • KITCHEN • TWO DOUBLE BEDROOMS • BATHROOM • GARAGE • COMMUNAL GROUNDS • RESIDENTS PERMIT PARKING • TOWN CENTRE LOCATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





We are pleased to bring to market this TWO DOUBLE BEDROOM GROUND & FIRST FLOOR MAISONETTE, ideally located in Rickmansworth Town Centre.

The accommodation comprises of a welcoming entrance hallway leading to a well-presented lounge/dining room with direct access to a patio area and the communal gardens. The kitchen is of front aspect and has an ample range of base and wall mounted units.

To the first floor are two bright and spacious bedrooms which benefit from large windows. The first floor is completed by a modern three-piece bathroom suite.

The property has a garage, and the developments communal grounds are attractive and very well-maintained with access to a communal BBQ area. There is resident permit parking also available in the development.

Positioned less than five minutes' walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a drive to junctions 17 or 18.

Nearest Station: 0.3 miles – Rickmansworth Station

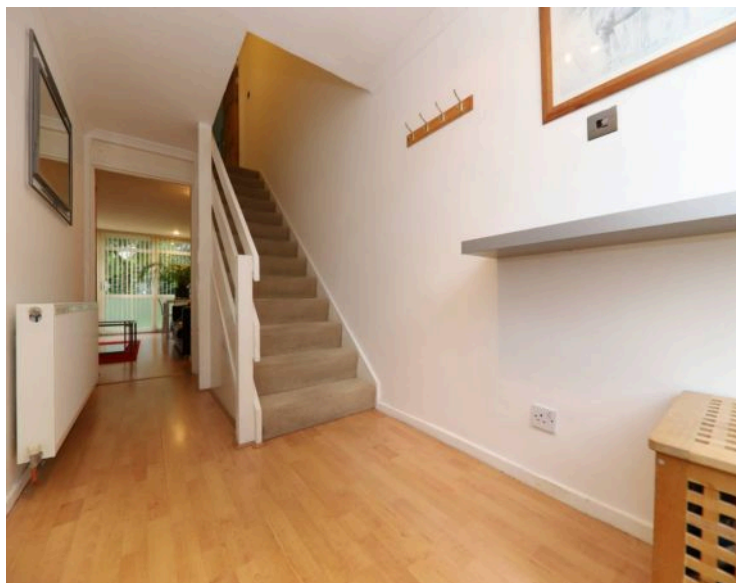
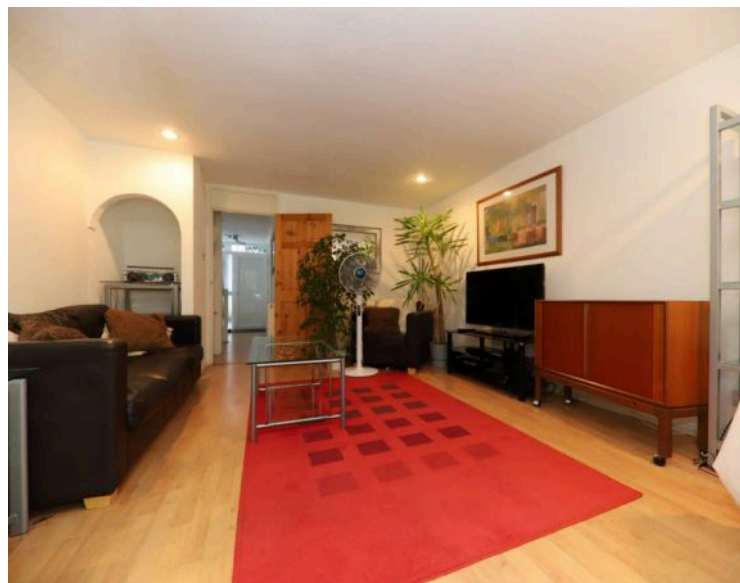
Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

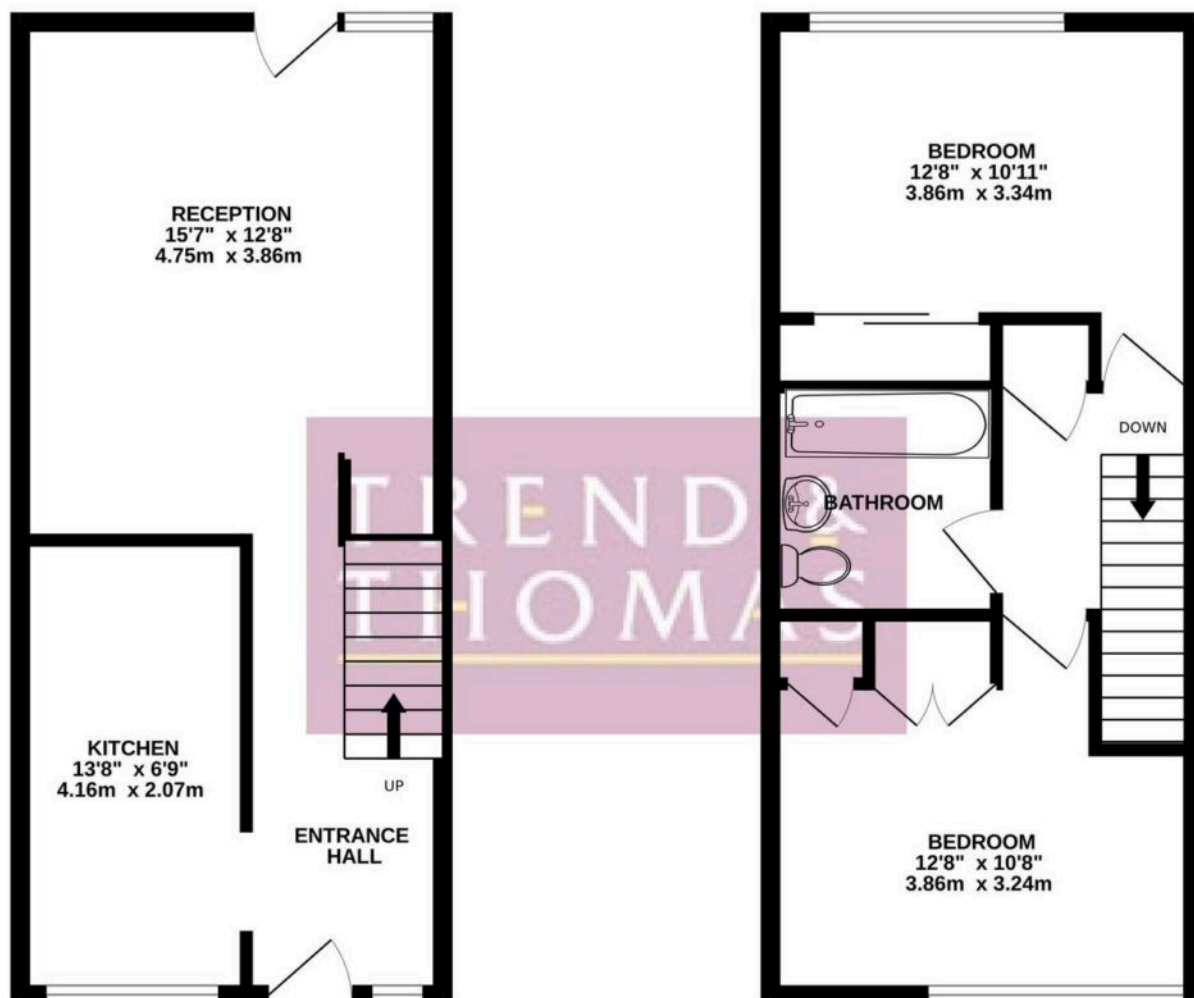
Remaining Lease Length: Approx. 957 years remaining

Annual Service Charge: Approx. £1680.00 per annum



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



BURLINGTON HOUSE, GORAL MEAD, RICKMANSWORTH, WD3 1BP

TOTAL FLOOR AREA : 753 sq.ft. (70.0 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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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.