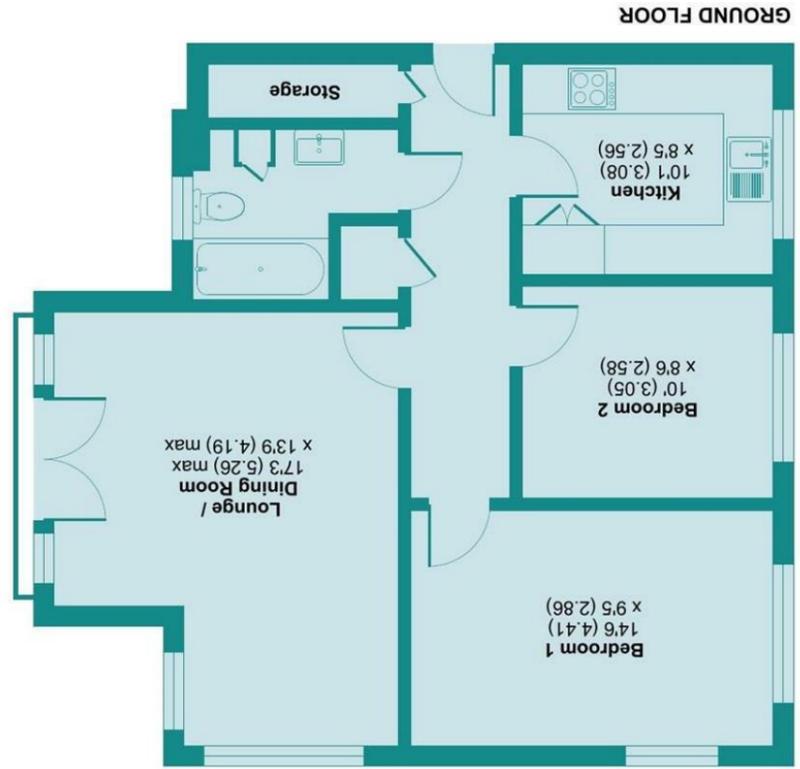


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © nchcom 2025. Produced for James Estate Agents. REF: 1284223

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



Approximate Area = 696 sq ft / 64.6 sq m
For identification only - Not to scale

St. Mawes Close, Croxley Green, Rickmansworth, WD3 3GH

LOCAL AUTHORITY
Three Rivers District Council

TENURE
Leasehold

COUNCIL TAX BAND
C

VIEWS
By prior appointment only

Energy Efficiency Rating	
Current	Potential
76	77

Energy Efficiency Rating Legend (England & Wales):

- A: 92-100
- B: 81-91
- C: 69-80
- D: 55-65
- E: 39-54
- F: 21-38
- G: 1-20



GUIDE PRICE
£390,000
ST. MAWES CLOSE
CROXLEY GREEN, RICKMANSWORTH, WD3 3GH

PROPERTY SUMMARY

Welcome to this stylish, well presented, 2 bedroom ground floor apartment located in the desirable St. Mawes Close, Croxley Green. Nestled within a tranquil cul-de-sac on the exclusive Merchants Taylors development. Spanning an impressive 696 square feet, accommodation includes, hallway with storage, modern appliance fitted kitchen, lounge/diner with Juliette balcony, two double bedrooms and a contemporary bathroom. Additional highlights include gas central heating and double glazing. The property also benefits from two allocated parking spaces. Residents can enjoy the beautifully maintained communal grounds and have access to the developments tennis courts. In summary, this delightful apartment in Croxley Green is an excellent choice for those seeking a modern, well-located home with ample amenities and a welcoming community atmosphere. Lease 84 years remaining. Currently being extended to 174 years. Service Charges £2198.76 pa (Building Insurance, reserve fund, maintenance). Ground Rent £390.00 pa

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