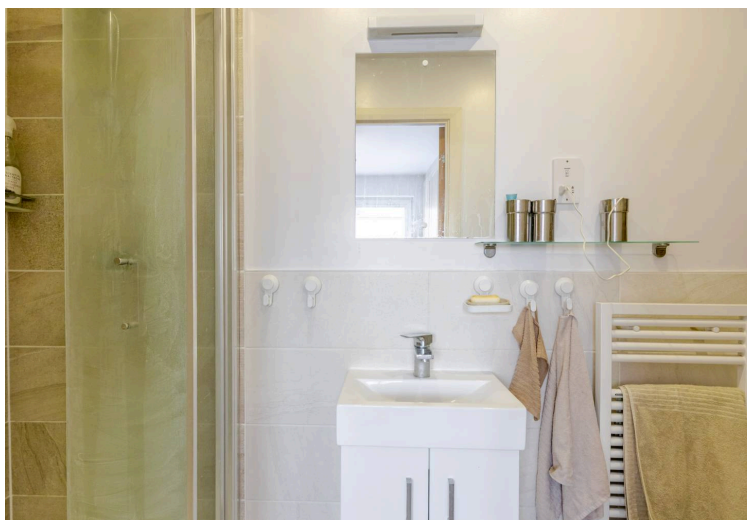


## Northway, Rickmansworth, WD3

£350,000 Leasehold

FIRST FLOOR TWO BEDROOM APARTMENT • GATED DEVELOPMENT • LIVING/DINING ROOM • FITTED KITCHEN • EN-SUITE SHOWER ROOM & MAIN BATHROOM • PRIVATE BALCONY • LIFT TO ALL FLOORS • ALLOCATED PARKING SPACE • RESIDENT'S GYM & CONCIERGE SERVICE • TOWN CENTRE LOCATION & CLOSE TO STATION

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



# TREND & THOMAS

A well-presented TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT in a sought-after gated town centre development, close to Rickmansworth station.

Stepping through the bright and welcoming hallway, you are greeted by wood-effect vinyl flooring, both practical and durable, and modern lighting that set the tone for the stylish interiors throughout. The spacious open plan living and dining area is flooded with natural light from sliding patio doors that lead to the private balcony. The kitchen is bright, one of only a few apartments in the development benefitting from a kitchen window and features the original blue cabinets and tiled splashback, with integrated appliances including a gas hob and oven.

There are two generously sized bedrooms, each designed for maximum comfort and convenience. Bedroom one benefits from built-in wardrobes as well as a modern en-suite shower room. A modern bathroom services the rest of the apartment complete with bath and overhead shower, and built-in storage.

Residents benefit from a secure entry lobby with a modern elevator, ensuring ease of access and peace of mind and a resident's gym and concierge service. The property also includes an allocated parking space, a highly valued amenity for urban living.

Positioned just a few minutes' walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre with its many restaurants, supermarkets, independent shops, library and theatre. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a short drive to junctions 17 or 18.

Nearest Station: 0.2 miles - Rickmansworth Station

Council Tax band: E Approx. £2939.11 2026-2027 (Three Rivers District Council)

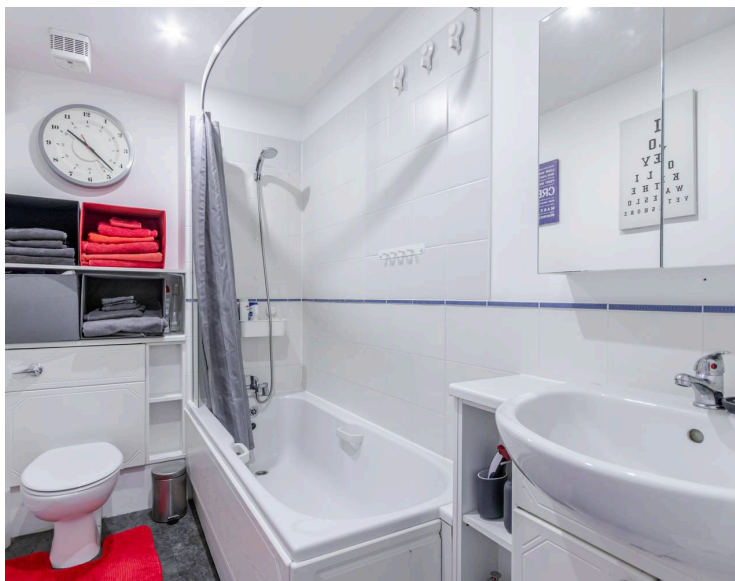
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

Remaining Lease Length: Approx. 972 years remaining

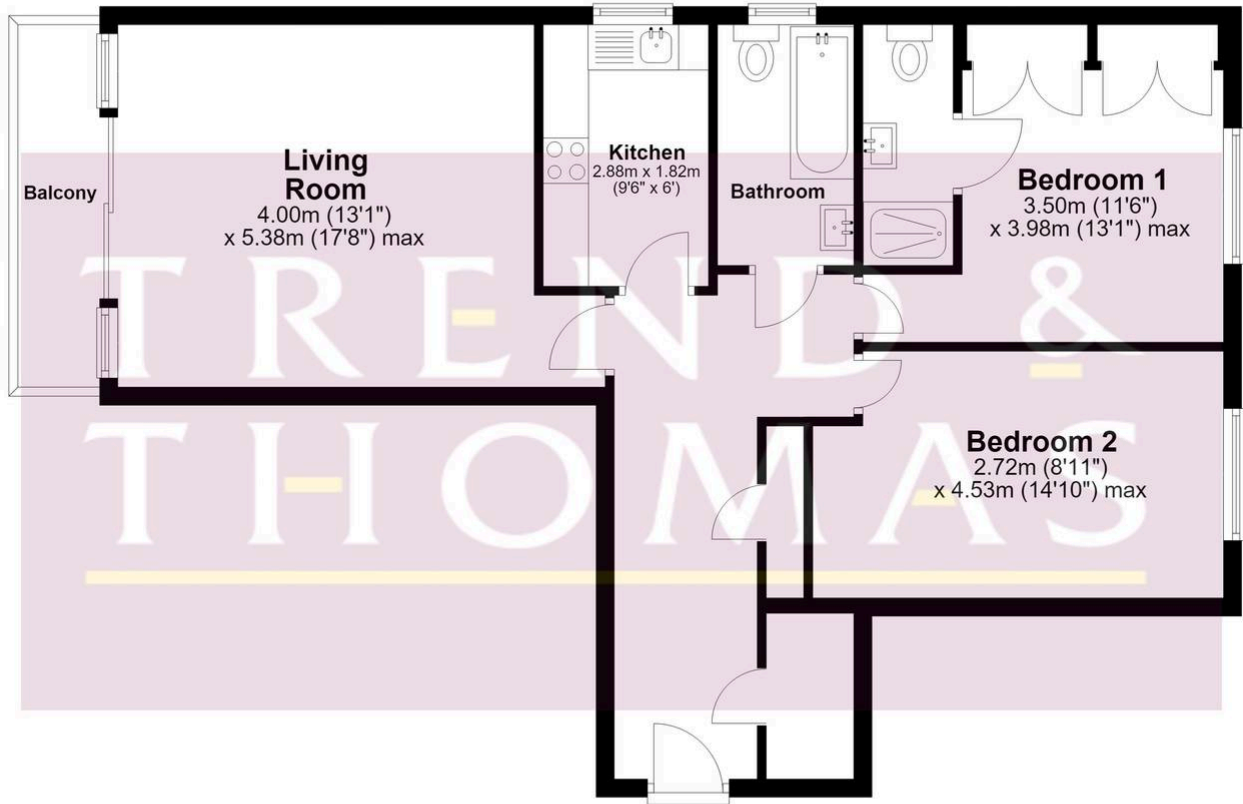
Annual Service Charge: Approx. £4320.00 per annum

Annual Ground Rent: Approx. £300.00 per annum



## First Floor

Approx. 69.7 sq. metres (750.2 sq. feet)  
(excluding Balcony)



Total area: approx. 69.7 sq. metres (750.2 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements 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.

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Plan produced using PlanUp.



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.