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Incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2025.

FIRST FLOOR



Approximate Area = 699 sq ft / 64.9 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 | Target |
| 77 | 77 |
| <small>Not energy efficient - lower running costs</small> A (93-100) B (81-92) C (69-80) D (55-68) E (39-54) F (21-54) G (1-20) | |
| <small>EU Directive 2002/91/EC</small> England & Wales <small>Not energy efficient - higher running costs</small> | |

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



GUIDE PRICE
£360,000
ST. MAWES CLOSE
CROXLEY GREEN, RICKMANSWORTH, WD3 3GH

PROPERTY SUMMARY

Welcome to this stylish and well-presented two-bedroom first-floor apartment, situated in the sought-after St. Mawes Close, Croxley Green. Spanning an impressive 699 square feet, the apartment features a welcoming hallway with convenient storage, leading to a contemporary fitted kitchen that is both functional and aesthetically pleasing. The spacious lounge/diner provides an excellent space for relaxation and entertaining. Two double bedrooms and a recently fitted bathroom boasting a modern design completes the accommodation. Additional highlights of this delightful apartment include gas central heating and double glazing. For those in need of extra storage, the partially boarded loft space is a valuable asset. One of the standout features of this property is the provision of two allocated parking spaces. Residents can also take advantage of the beautifully maintained communal grounds, perfect for leisurely strolls, and have access to the development's tennis courts, ideal for those who enjoy an active lifestyle. Conveniently situated, the property is within close proximity to local shops, schools, and various amenities. Lease remaining: 99 years from 25/12/2011
Service Charges: £183.23 per month (includes maintenance communal stairs & landings, fields, playground, tennis courts, building insurance) Ground Rent: £25 per month

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