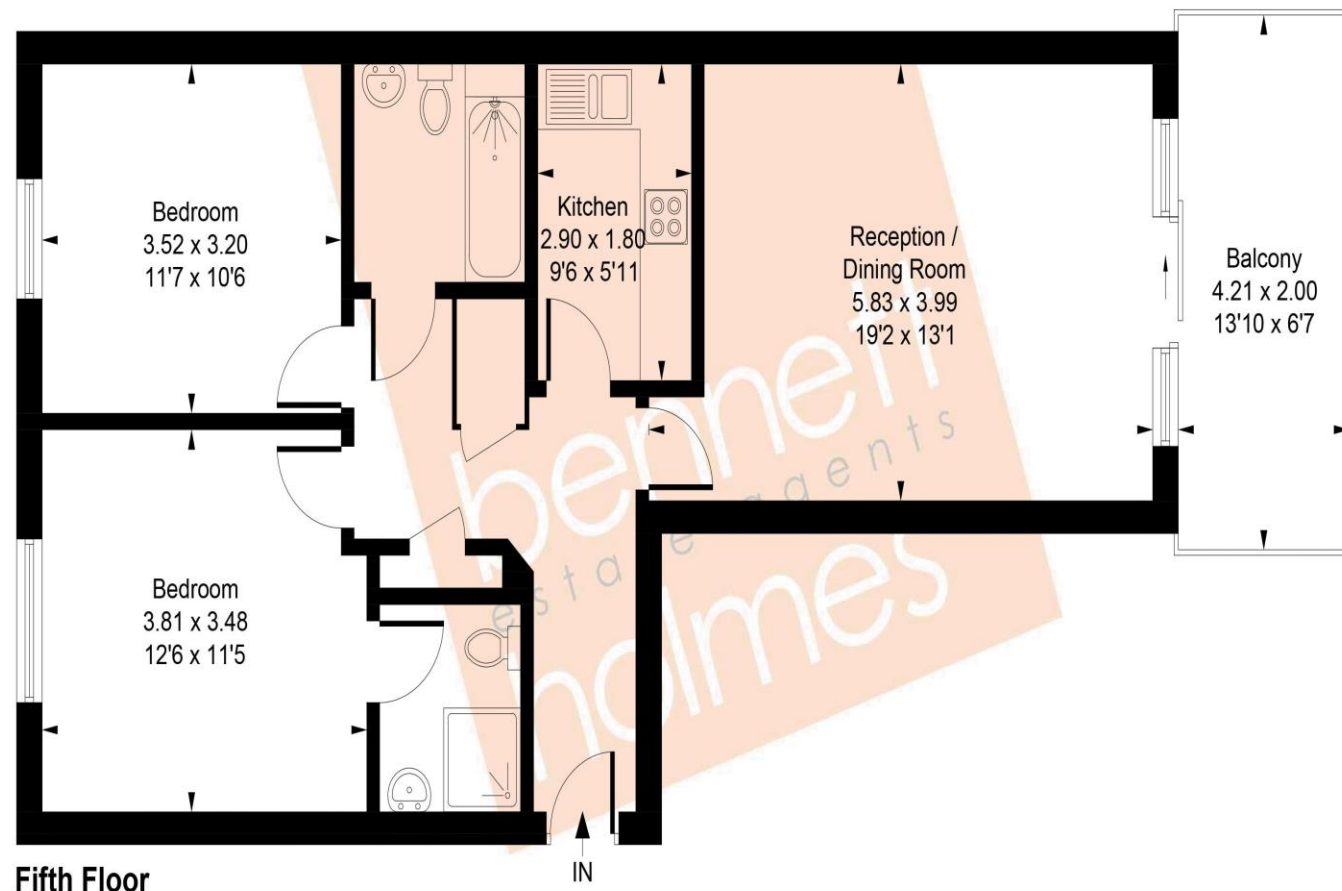


Penn Place, Northway

Approximate Gross Internal Area
72.21 sq m / 777 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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Leasehold - 973 years remaining
999 years from 1 June 2000
Service charge - £414 PCM
Ground rent- £304 PA
Hertfordshire County Council and Three Rivers District Council
Council tax band E
Council tax £2,819PA
EPC =B

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Penn Place, Northway Rickmansworth WD3 1QG

Price Guide: £350,000



Bennett Holmes are pleased to offer this well presented, two double bedroom, two bathroom purpose built flat within a gated development. Located on the 5th floor of the highly sought after Penn Place. The property is located within 0.2 miles to Rickmansworth's High Street and Rickmansworth's train station offering the Metropolitan line and Chiltern Railways. The property offers excellent transport connections along with convenient access to local bus routes and local schools. Other benefits include over 900 years remaining on the lease, own balcony, secure underground gated parking, renovated bathrooms, recently refurbished flooring, double glazed windows, gas central heating, Concierge, Gym in the block and no upper chain.



- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- OVER 950 YEARS REMAINING ON THE LEASE
- LOCATED ON THE 5TH FLOOR
- PRIVATE BALCONY
- CONCIERGE AND GYM
- GAS CENTRAL HEATED AND DOUBLE GLAZED WINDOWS
- 0.2 MILES TO RICKMANSWORTH TRAIN STATION

**Penn Place, Northway
Rickmansworth
WD3 1QG**

Price Guide: £350,000



Accommodation

The accommodation briefly comprises a communal entrance with a secure, video entry phone system. There are lifts and stairs to all floors. This property is located on the 5th floor. There is a concierge service and a gym. The property has own front door opening to the entrance hall with doors to a storage cupboard, spacious reception room with patio door to private balcony. Fitted kitchen with integrated fridge freezer, washer dryer, stainless steel extractor hood, electric hob and electric oven and grill. Master bedroom with modern fitted en suite, second double bedroom and refurbished, modern family bathroom. The property has recently refurbished flooring throughout. Outside the property is secure underground gated parking space.

