



Penn Place, Northway, Rickmansworth, WD3 1QG

Offers in excess of £330,000 Leasehold



The property

Set in the heart of Rickmansworth, this beautifully presented second floor, two-bedroom apartment in Penn Place offers contemporary and convenient living.

The property comprises a spacious entrance hallway leading to a well-appointed principal bedroom with an en-suite shower room. The second bedroom is generously sized and features a large window overlooking the development, allowing for an abundance of natural light.

The main bathroom is finished to a high standard with full tiling, while the kitchen is fitted with integrated appliances, including a dishwasher and features an external window, making it ideal for everyday living. The bright and spacious living area opens onto a private balcony with views across Rickmansworth — perfect for both relaxing and entertaining.

Residents benefit from a range of on-site amenities, including lift access, concierge services, a gym, entry intercom and a secure gated setting. The property benefits from being fully carpeted throughout and having an allocated parking space.

Conveniently located just a short walk from Rickmansworth High Street and the station, the property provides excellent access to local shops, restaurants, and transport links.

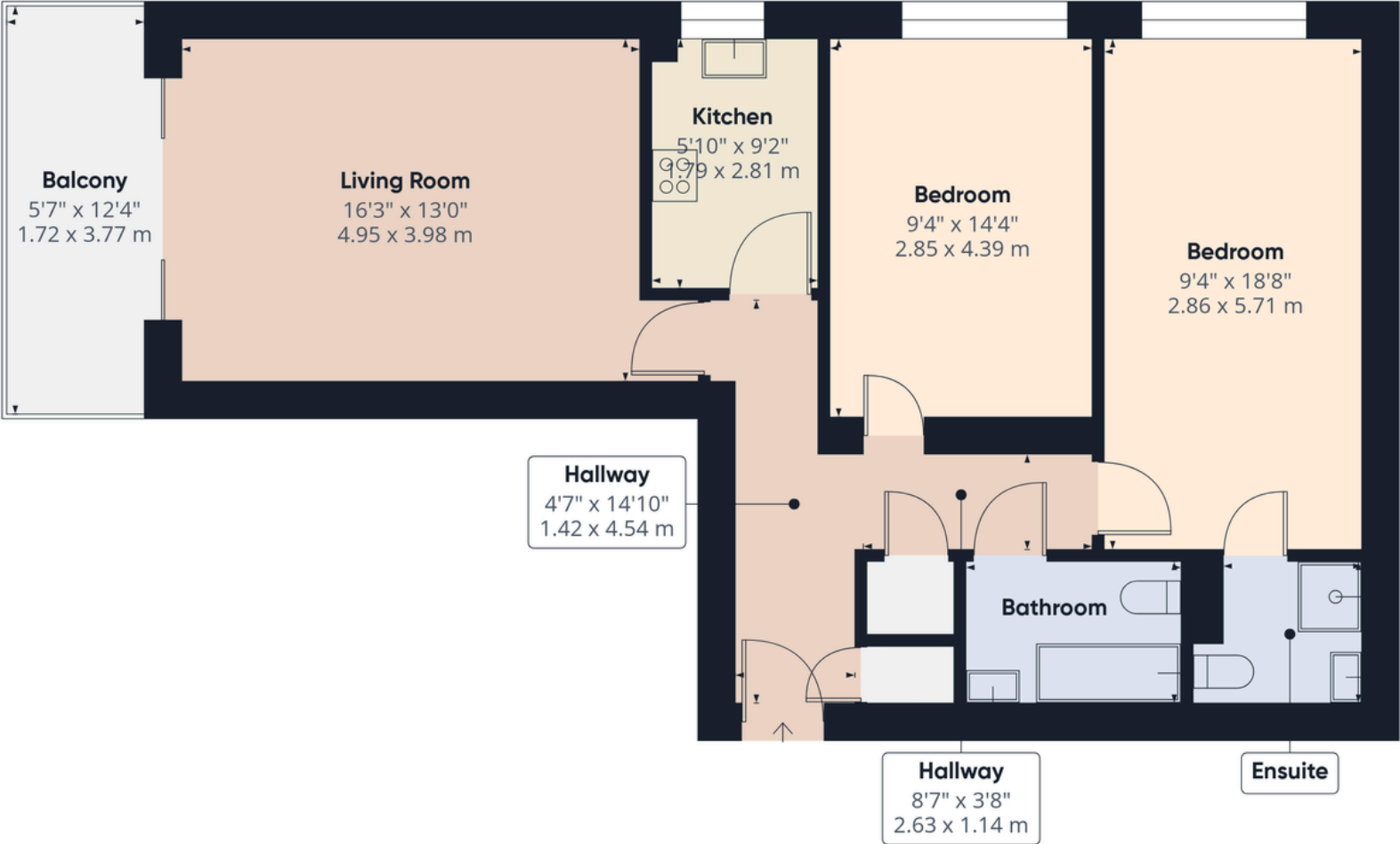


Key Features

- Second floor two-bedroom apartment
- Well-appointed principal bedroom with ensuite shower room
- Generous bright and airy living room
- Modern kitchen
- Private south-west facing balcony
- Walking distance to Rickmansworth Station & Rickmansworth High Street
- Concierge services and residents gym
- Great motorway links



Floorplan



Approximate total area⁽¹⁾

786 ft²
72.9 m²

Balconies and terraces

69 ft²
6.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Area Information

Rickmansworth has plenty of countryside nearby for walks and cycling but is also close enough to London to offer residents the chance of the hustle and bustle of the big city. One of Rickmansworth's most popular destinations is the 41 hectares of Local Nature Reserve the Aquadrome, with Lakes, woodland, children's play area and the popular Café in the Park. There are plenty of leisure facilities within the area including an array of golf courses, health clubs and swimming pools.

There are multitude of local shops in Rickmansworth including smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a large Waitrose. Restaurants are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.

- 0.2 miles to Rickmansworth Station
- 0.2 miles to Rickmansworth High Street
- Nearest Motorway: 2 miles to M25
- Local Authority: Three Rivers District Council
- Council Tax: E
- Approximate floor area: 786 sq ft
- Tenure: Leasehold (973 years remaining)
- Service Charge: £5,398 per annum
- Ground Rent: £240.38 per annum

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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