



Swan House, Homestead Road, Rickmansworth,
WD3 1FX

Offers in excess of £250,000 Leasehold

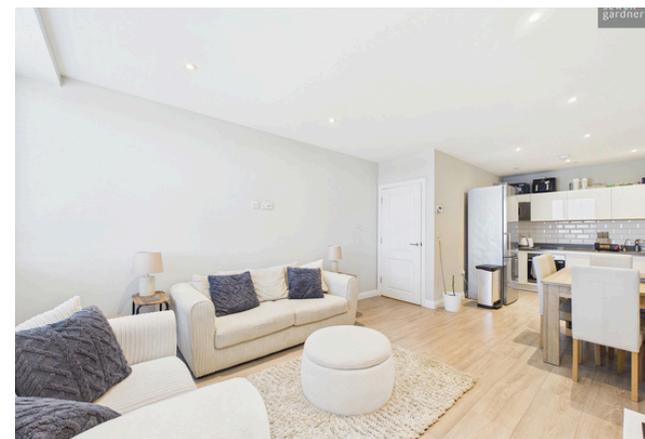


The property

Located in the beautifully converted Swan House in Rickmansworth town centre, this stylish one-bedroom apartment offers contemporary open-plan living in a prime location.

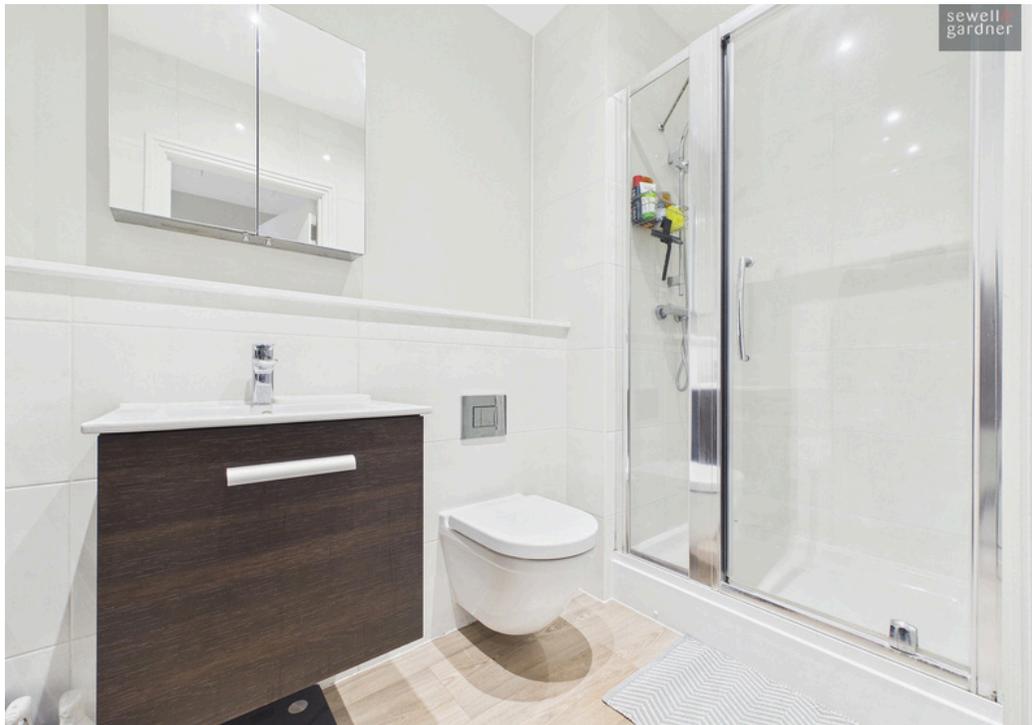
The property features a bright and airy combined lounge, kitchen, and dining area with modern finishes, integrated appliances, and large windows that bring in natural light. The spacious bedroom is well-proportioned with room for storage, and the sleek, fully-tiled bathroom includes a walk-in shower and modern fittings.

Perfectly positioned for easy access to Rickmansworth Station, local shops, restaurants, and excellent transport links, this apartment is ideal for professionals, commuters, or investors alike.

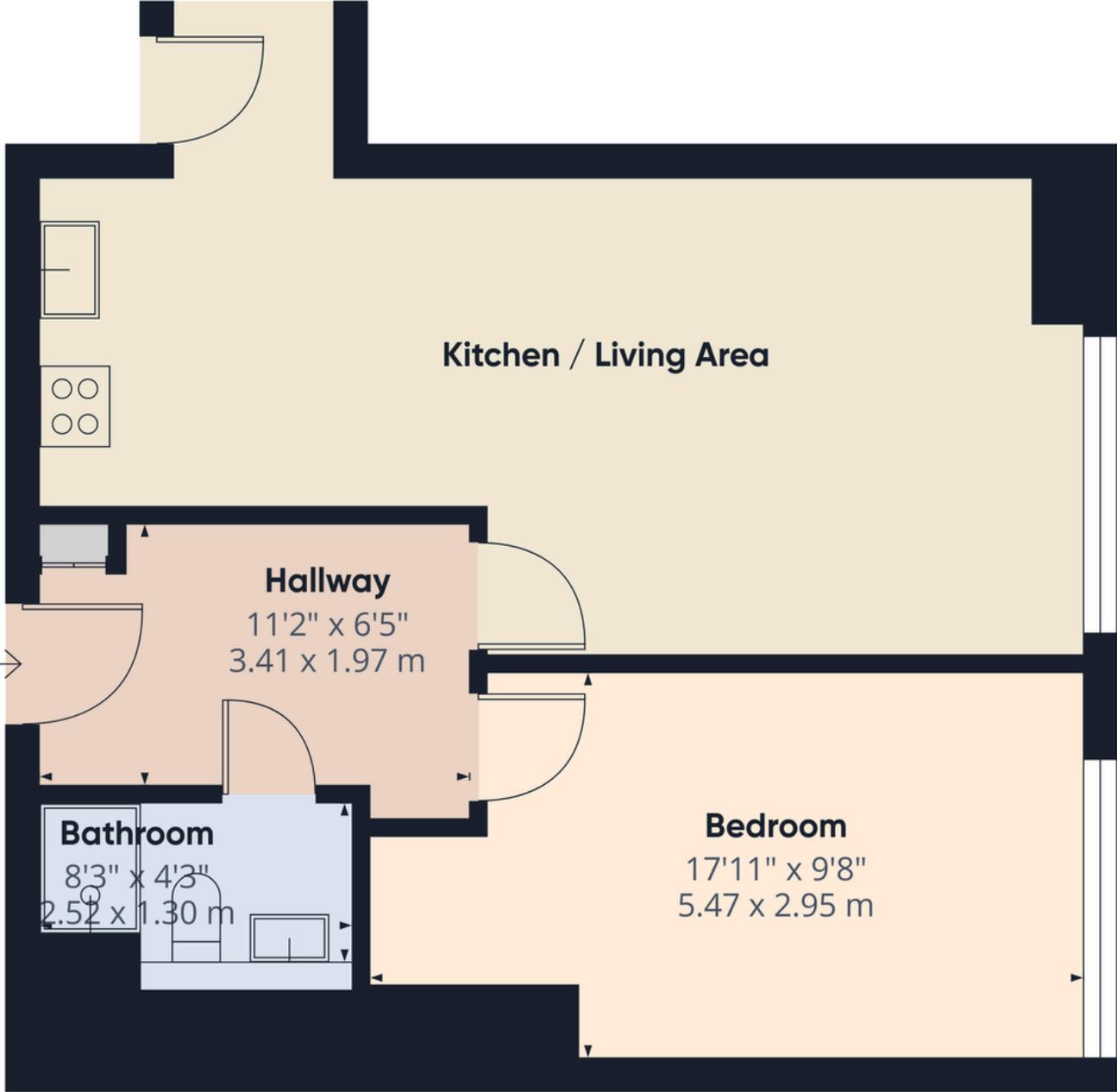


Key Features

- One bedroom apartment
- One allocated parking space
- Town centre location
- Convenient open-plan living
- Beautifully presented throughout
- Walking distance to Rickmansworth Station



Floorplan



Approximate total area⁽¹⁾
265 ft²
24.6 m²

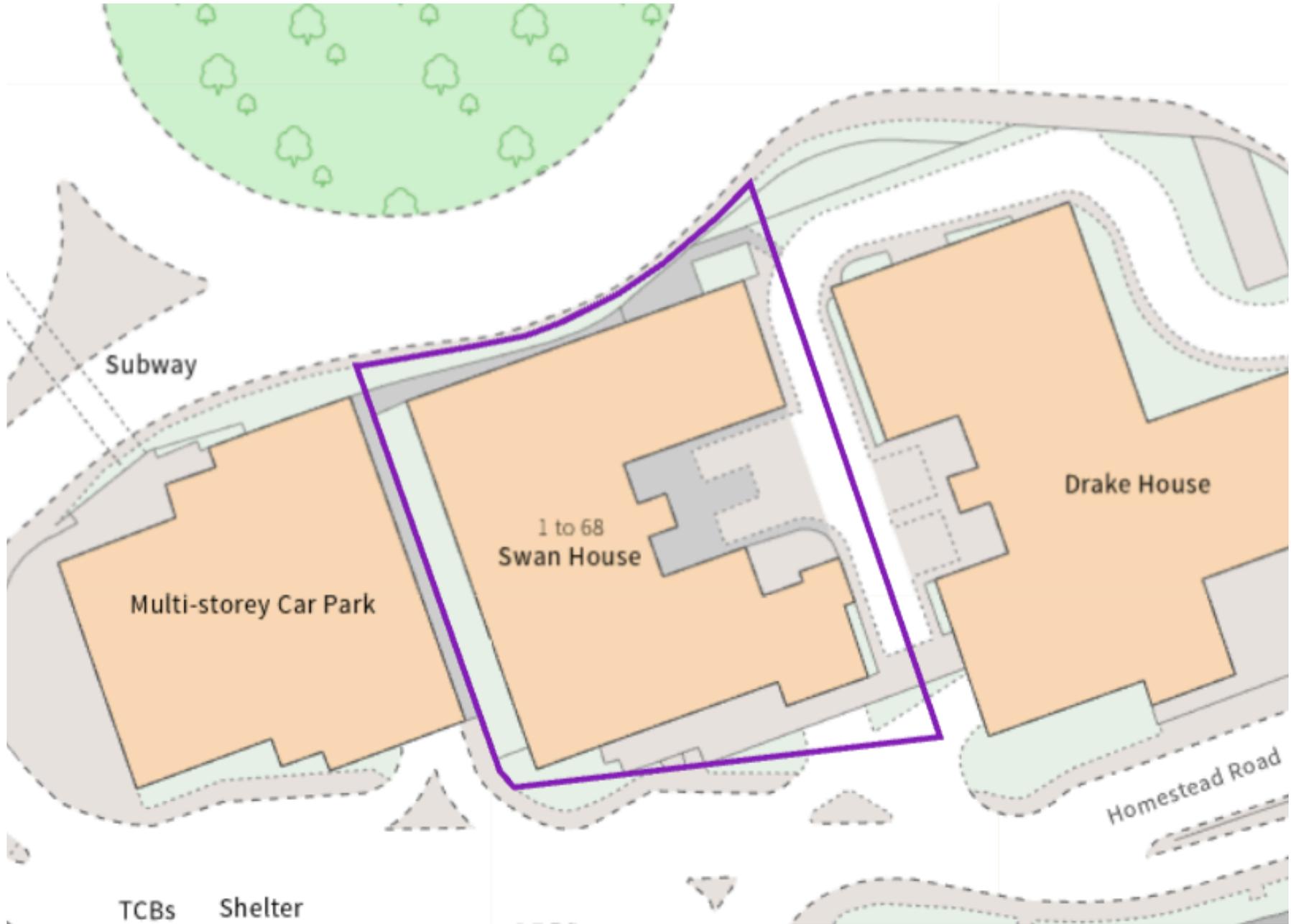
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Boundary





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
- 0.1 miles to Rickmansworth High Street
- Nearest Motorway: 1.6 miles to M25

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 544 sq ft

Tenure: Leasehold (115 years remaining)

Service Charge: £2,813.32

Ground Rent: £295 payable every six months

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 Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	51 E
21-38	F		
1-20	G		



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