GUIDE PRICE

£360,000

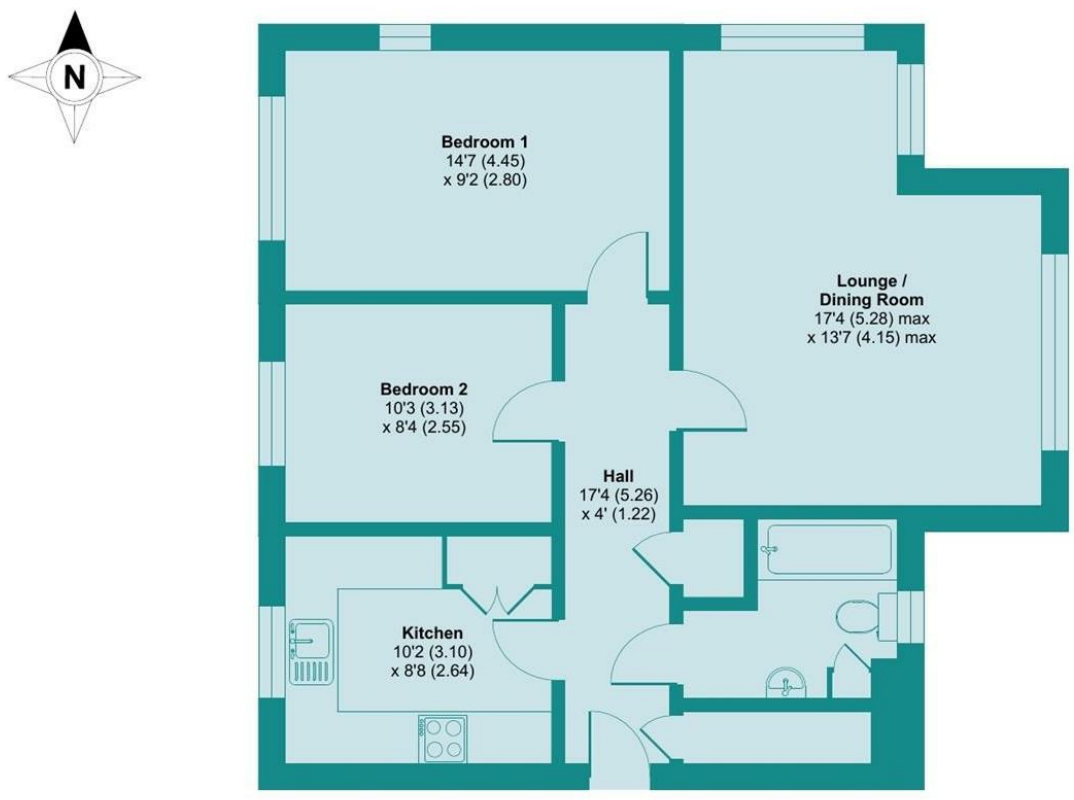
ST. MAWES CLOSE

CROXLEY GREEN, RICKMANSWORTH, WD3 3GH

St. Mawes Close, Croxley Green, Rickmansworth, WD3 3GH

Approximate Area = 699 sq ft / 64.9 sq m

For identification only - Not to scale



FIRST FLOOR

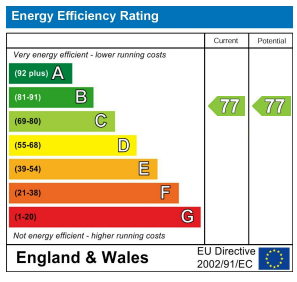
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for James Estate Agents. REF: 1302898

LOCAL AUTHORITY
Three Rivers District Council

TENURE
Leasehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



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

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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 (Lease is currently in the process of being extended) Service Charges: £183.23 per month (includes maintenance communal stairs & landings, fields, playground, tennis courts, building insurance) Ground Rent: £25 per month. Vendor in discussion with landlord to extend lease.

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