

Northway, Rickmansworth, Hertfordshire, WD3 1QG



## £415,000 Leasehold Two Bedroom Third Floor Flat

A WELL PRESENTED TWO DOUBLE BEDROOM CONTEMPORARY APARTMENT in this sought after Town Centre development.

- ENTRY VIDEO PHONE SYSTEM
- MODERN FITTED KITCHEN
- CHAIN FREE
- EN-SUITE TO MASTER BEDROOM
- PRIVATE BALCONY
- ALLOCATED PARKING SPACE
- CONCIERGE SERVICE
- GYM WITHIN DEVELOPMENT
- LIVING/DINING ROOM

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The property offers a spacious living/dining room, a modern fitted kitchen, two double bedrooms with an en-suite shower room off of the master bedroom and a modern bathroom suite. The property also benefits from a private balcony and an allocated parking bay.

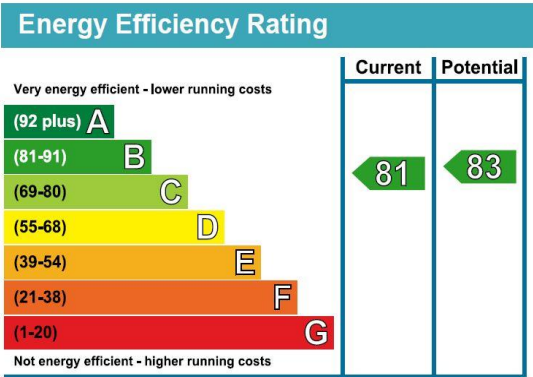
Positioned just a few minutes' walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre with its many restaurants and shopping facilities. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a short drive to junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2544.46 (2023-2024)
- Approx. Floor Area: 807 Sq ft / 75 Sqm
- Lease Remaining: Approx 976 years remaining.
- Annual Service Charge: Approx £3715 per annum
- Annual Ground Rent and Review: Approx £319.24 per annum
- Nearest Station: 0.1 miles Rickmansworth Station – Metropolitan/Chiltern Line





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## Penn Place, Rickmansworth

Approximate Gross Internal Area :-  
75 sq m / 807 sq ft



**VIEWING:** Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

**PLEASE NOTE:** It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

**FIXTURES & FITTINGS:** Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

