

St. Peters Close, Rickmansworth, Hertfordshire, WD3 8QY



£335,000 Leasehold 2 Bedroom Ground Floor Flat

A well appointed TWO BEDROOM GROUND FLOOR FLAT in this quiet and conveniently located development.

- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- LIVING ROOM
- THREE PIECE BATHROOM
- DINING ROOM
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- CHAIN FREE
- AMPLE VISITORS PARKING

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This property offers a spacious living room with a separate dining room, leading to a recently refurbished kitchen. There are also two good-sized double bedrooms, both with built-in storage as well as a modern bathroom.

The property benefits from an allocated parking space as well as ample visitor bays.

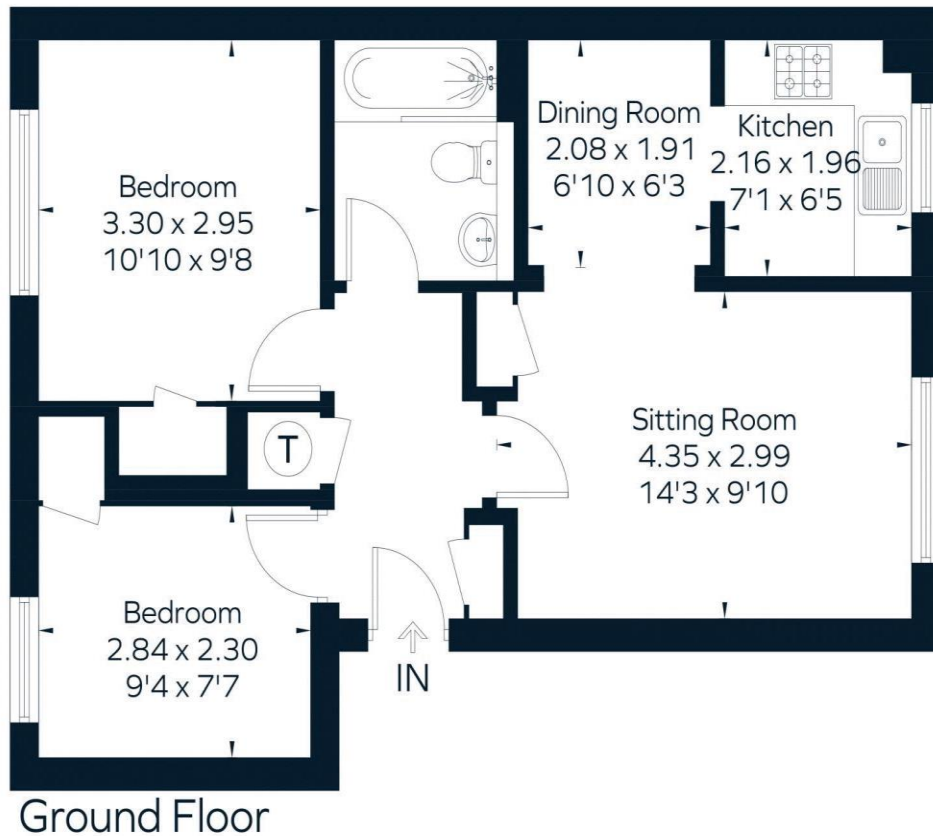
Situated within 1 mile of Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. The M25 can be reached via a short drive to Junction 17. There are also country walks available at the Aquadrome towards the Colne Valley.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1850.52 (2023-2024)
- Approx. Floor Area: 561 Sq ft / 52.1 Sqm
- Lease Remaining: Approx 95 years remaining.
- Annual Service Charge and Review: £1300
- Nearest Station: 0.9 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

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.

