

Talbot Road, Rickmansworth, Hertfordshire, WD3 1HW



£495,000 Leasehold
2 Bedroom Upper Floor Flat

A very spacious luxury TWO DOUBLE BEDROOM TWO BATHROOM split level apartment which occupies a desirable location within the Town Centre.

- LOUNGE/DINING ROOM
- MODERN KITCHEN
- VISITORS PARKING SPACE
- ALLOCATED PARKING SPACE
- VIDEO ENTRY PHONE SYSTEM
- TOWN CENTRE LOCATION
- COMMUNAL GARDENS
- LARGE ENTRANCE HALL
- TWO DOUBLE BEDROOMS WITH EN-SUITES

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As you enter this property you are welcomed by a large entrance hall that provides access to all rooms. Double doors lead through into the bright living/dining room that spans 25'. There is a modern kitchen to the front of the property with all integrated appliances.

There is a double bedroom to the rear of the first floor with then added benefit of an en-suite. A generous staircase leads up to the second floor, where the master bedroom is located. There is ample built in storage as well as a recently renovated en-suite.

The property benefits from a covered parking bay and there is also an extra visitors bay within the development. There is also well kept communal gardens to the rear of the property. The development has also recently has a new video entry system installed.

This property is positioned moments away from Rickmansworth Town Centre which benefits from supermarkets, coffee shops and more. Rickmansworth Station is just five minutes away, where the metropolitan line can get you baker street in under half an hour. 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 F Approx. £3007.10 (2023-2024)
- Approx. Floor Area: 1138.9 Sq ft / 105.8 Sqm
- Lease Remaining: Approx 105 years.
- Annual Service Charge: Approx £1272
- Annual Ground Rent: Approx £250
- Nearest Station: 0.5 miles Rickmansworth Station – Metropolitan/Chiltern Line

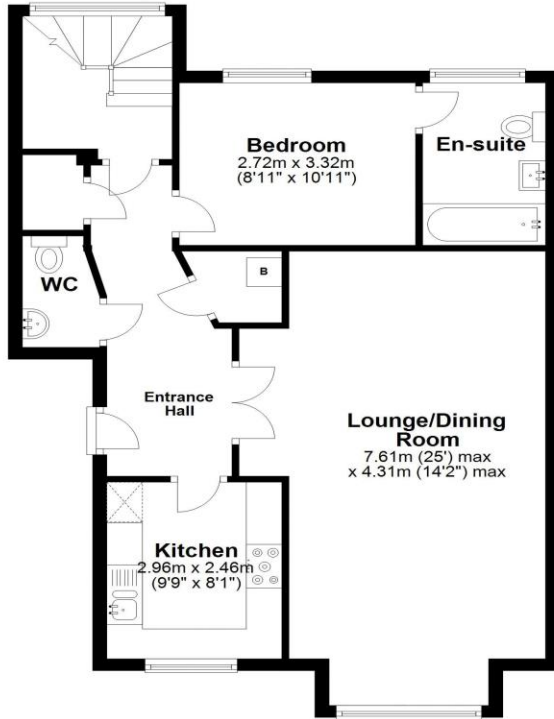


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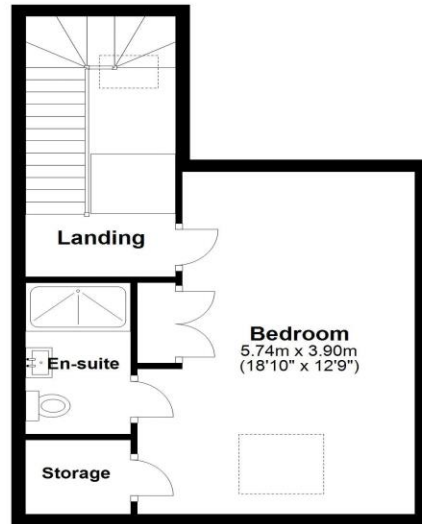
First Floor

Approx. 68.9 sq. metres (742.1 sq. feet)



Second Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



Total area: approx. 105.8 sq. metres (1138.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		