

Loudwater Drive, Rickmansworth, Hertfordshire, WD3 4HN



**£750,000 Leasehold**  
**3 Bedroom Ground Floor Apartment**

A LUXURY THREE BEDROOM PALLADIAN APARTMENT, situated in this rarely available location, with stunning views of the surrounding grounds.

- STUNNING CHARACTER BUILDING
- THREE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM & SEPARATE SHOWER ROOM
- BEAUTIFUL COMMUNAL GROUNDS
- AMPLE PARKING
- BALCONY
- VIEWS OVER THE RIVER CHESSE
- LARGE LIVING/DINING ROOM

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This larger than average three-bedroom apartment hosts an abundance of character combined with a modern finish. There is a 13' kitchen with fitted appliances and double doors that open out into the large living/dining room. From here there is access to the master bedroom with ample built-in storage similar to the other two bedrooms. The property also consists of a bathroom and separate shower room. A private balcony which serves the master and reception room completes this flat.

Loudwater House is situated on a plot of just under two acres. There is ample, well-maintained communal grounds that back onto the picturesque River Chess as well as plenty of residents parking.

The Loudwater Estate is a private, gated community approximately 1 mile north of Rickmansworth Town Centre. There are trains directly to the Central London via the metropolitan line approximately every 15 minutes. The M25 is just a few minutes away providing a gateway to all major roads. The area is also serviced by a choice of quality schooling to include the Royal Masonic, Charlotte House, St Clement Danes, Joan of Arc and Rickmansworth School.

- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £3007.10 (2023-2024)
- Approx. Floor Area: 1324 Sq ft / 123 Sqm
- Lease Remaining: Approx 971 years remaining.
- Annual Service Charge and Review: Approx £4,393.48
- Annual Ground Rent and Review: Approx £100 (increases by £100 every 33 years)
- Nearest Station: 1.3 miles Rickmansworth Station – Metropolitan/Chiltern Line





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Approximate Gross Internal Area  
123 sq m / 1324 sq ft



### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**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.

