

Swan Close, Rickmansworth, Hertfordshire, WD3 1SB



£399,950 Leasehold

2 Double Bedroom First Floor Apartment

A newly renovated TWO DOUBLE BEDROOM, SPLIT LEVEL FIRST FLOOR APARTMENT in a sought after gated development in the Town Centre.

- NEWLY RENOVATED
- SPLIT LEVEL APARTMENT
- SPACIOUS LIVING/DINING ROOM
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- GATED DEVELOPMENT
- TWO ALLOCATED PARKING SPACES
- TOWN CENTRE LOCATION
- CLOSE TO STATION

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The lower-level entrance hall has a small staircase to the upper level. There is a spacious, open plan living/dining room leading to a modern fitted kitchen.

The upper level offers two double bedrooms, the master benefiting from built-in wardrobes and a modern bathroom.

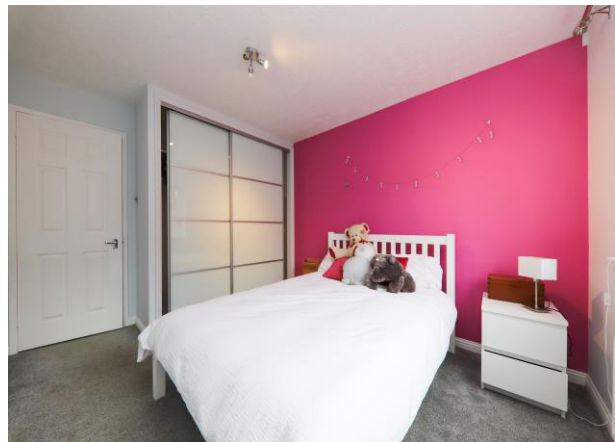
There are well maintained communal grounds and two allocated parking spaces.

Positioned around the corner from Rickmansworth High Street and less than five minutes' walk from Rickmansworth's Metropolitan/Chiltern Line station. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a drive to Junctions 17 or 18.

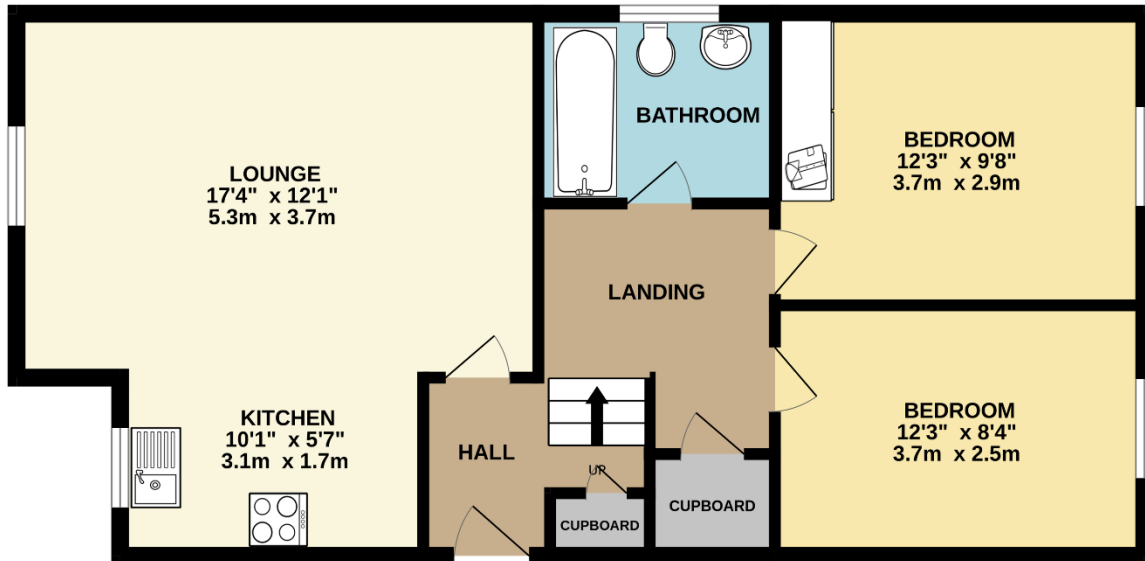
- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2198.45 (2024-2025)
- Approx. Floor Area: 674 Sq ft / 62.6 Sqm
- Lease Remaining: Approx. 96 years remaining
- Annual Service Charge and Review: Approx. £1,200.00 per annum, plus £388.00 per annum for insurances, due for review October 2024
- Annual Ground Rent and Review: Approx. £240.00 per annum, due for review in 2045
- Nearest Station: 0.2 miles Rickmansworth Station – Metropolitan/Chiltern Line



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GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

