

Goral Mead, Rickmansworth, Hertfordshire, WD3 1BP



£375,000 Share of Freehold
2 Bedroom Ground and First Floor Split Level Maisonette

We are pleased to bring to market this good sized TWO DOUBLE BEDROOM GROUND & FIRST FLOOR MAISONETTE, located in the town centre.

- TWO DOUBLE BEDROOMS
- KITCHEN
- LIVING/DINING ROOM
- THREE PIECE BATHROOM SUITE
- COMMUNAL PARKING
- GARAGE
- SPLIT LEVEL APARTMENT
- COMMUNAL GROUNDS
- TOWN CENTRE LOCATION

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The accommodation comprises a welcoming entrance hallway with a door providing access to a well-presented lounge/dining room which benefits from direct access to a patio area and the communal gardens. The kitchen is of front aspect and has an ample range of base and wall mounted units.

On the first floor there are two bright and spacious bedrooms which benefit from large windows. The first floor is completed by a modern three piece bathroom suite. The property also has large communal grounds, residents parking and a garage.

Positioned less than five minutes' walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre. 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 C Approx. £1850.52 (2023-2024)
- Approx. Floor Area: 753 Sq ft / 70.0 Sqm
- Lease Remaining: Approx 959 years remaining.
- Annual Service Charge and Review: Approx £1620 per annum
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line

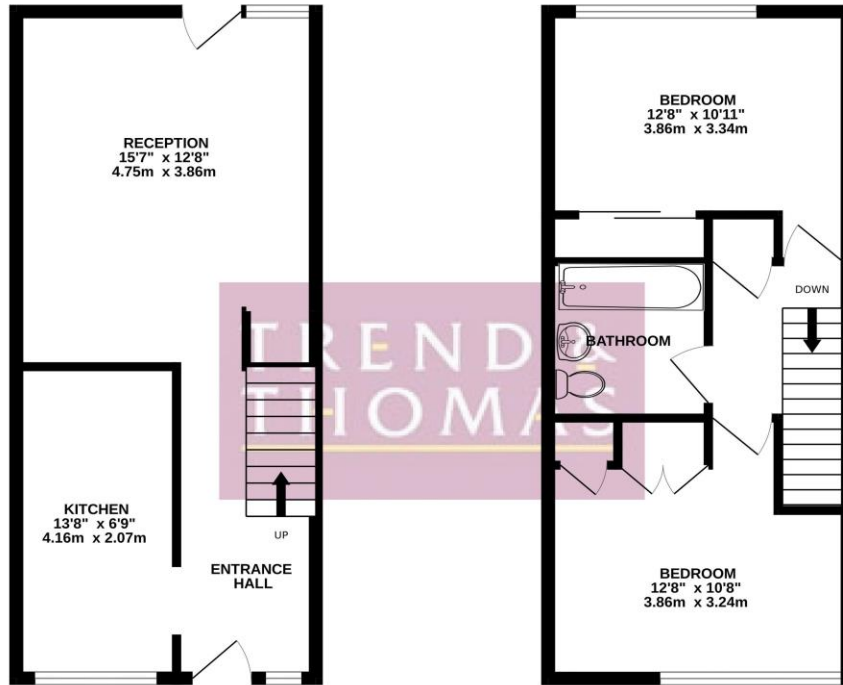


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GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



BURLINGTON HOUSE, GORAL MEAD, RICKMANSWORTH, WD3 1BP

TOTAL FLOOR AREA : 753 sq.ft. (70.0 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.

