

Swan Close, Rickmansworth, Hertfordshire, WD3 1SB



£375,000 Leasehold
2 Bedroom Second Floor Flat

We are pleased to present this TWO DOUBLE BEDROOM SECOND FLOOR FLAT, situated in this sought after gated development, located in the town centre.

- TWO DOUBLE BEDROOMS
- LARGE LIVING/DINING ROOM
- BATHROOM
- COVERED PARKING SPACE
- GATED DEVELOPMENT
- TOWN CENTRE LOCATION
- KITCHEN
- CHAIN FREE

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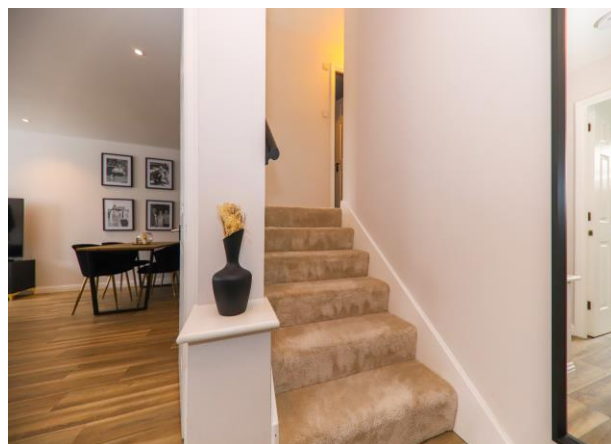
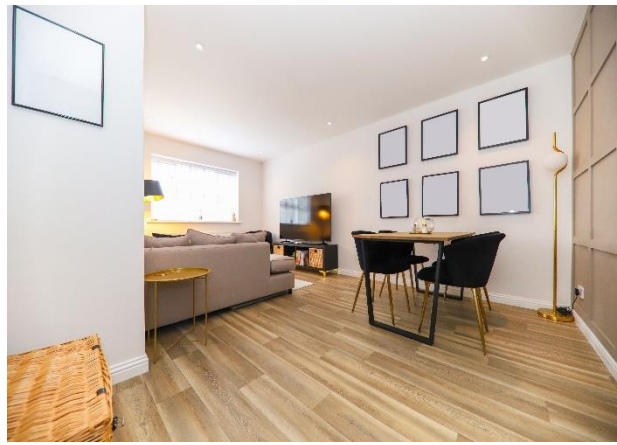
This property comprises of a spacious entrance hall, which leads into both the modern kitchen and large living/dining room. A small flight of stairs leads up to the two double bedrooms, one of which benefits from ample storage. There is also a three-piece family bathroom suite. This property also offers an undercover allocated parking space.

Positioned less than five minutes' walk from Rickmansworth's Metropolitan/Chiltern Line station and around the corner from the town centre with its shopping facilities. 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. £2081.83 (2023-2024)
- Approx. Floor Area: 694 Sq ft / 64.5 Sqm
- Lease Remaining: Approx 97 years remaining.
- Annual Service Charge: £1,200
- Annual Ground Rent: £240
- Nearest Station: 0.1 miles Rickmansworth Station – Metropolitan/Chiltern Line

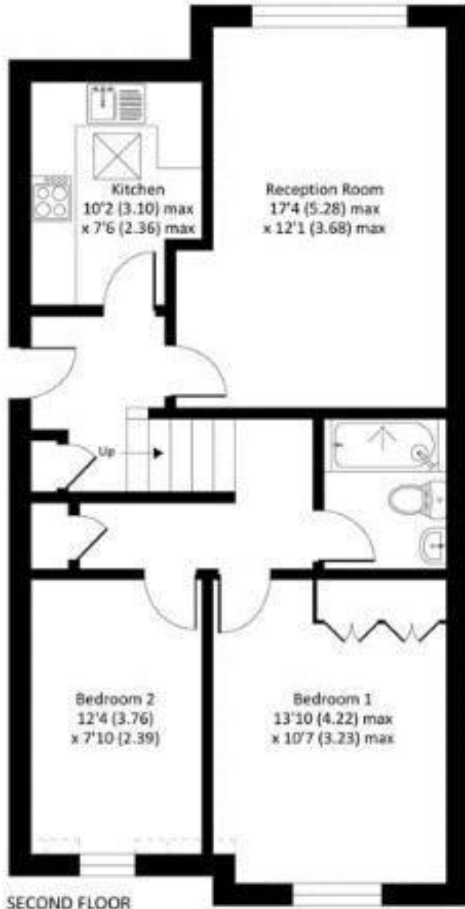


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Mallard Court, Swan Close, Rickmansworth, Hertfordshire, WD3 1SB

Approximate Area = 690 sq ft / 64.1 sq m
 Limited Use Area(s) = 4 sq ft / 0.4 sq m
 Total = 694 sq ft / 64.5 sq m
 For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR

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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		