

Church Lane, Rickmansworth, Hertfordshire, WD3 8PX



Guide Price £300,000 Leasehold 2 Double Bedroom First Floor Flat

A GOOD SIZED TWO DOUBLE BEDROOM FIRST FLOOR FLAT situated in a popular residential development.

- LIVING/DINING ROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- GARAGE IN BLOCK
- COMMUNAL GARDENS
- AMPLE SHARED PARKING

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There is a spacious living/dining room, fitted kitchen with integrated electric oven and hob and modern white bathroom suite.

There is a garage in block with plenty of shared parking available in the development and communal grounds to the front and rear.

Positioned in a quiet, secluded courtyard off Church Lane with good local bus routes, schools, a leisure centre and shopping parade. Rickmansworth's Metropolitan/Chiltern Line station and Town Centre is approximately one mile to the west whilst the M25 can be reached via a short drive to Junction 17.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1698.27 (2021-2022)
- Approx. Floor Area: 678 Sq ft / 63 Sqm
- Lease Remaining: Approx. 85 years remaining
- Service Charge: Approx. £1,000.00 per annum
- Ground Rent: Approx. £250.00 per annum
- Nearest Station: 1.2 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Approximate Gross Internal Area
= 63 sq m / 678 sq ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

