

Northway, Rickmansworth, Hertfordshire, WD3 1QQ



## £399,950 Leasehold 2 Bedroom Second Floor Flat

A TWO DOUBLE BEDROOM THIRD FLOOR CONTEMPORARY APARTMENT in this sought after Town Centre development.

- ENTRY VIDEO PHONE SYSTEM
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- PRIVATE BALCONY
- ALLOCATED PARKING SPACE
- LIFTS TO ALL FLOORS
- CONCIERGE SERVICE
- LIVING/DINING ROOM

## Northway, Rickmansworth, Hertfordshire, WD3 1QQ

The property offers a spacious living/dining room providing access to the private balcony, a modern fitted kitchen, two double bedrooms with an en-suite shower room off of the master bedroom and a modern bathroom suite. The property also benefits from an allocated parking bay and use of the development's concierge service and gym.

Positioned just a few minutes walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre with its many restaurants and shopping facilities. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a short drive to junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2544.46 (2023-2024)
- Approx. Floor Area: 807 Sq ft / 75 Sqm
- Lease Remaining: Approx. 976 years remaining.
- Annual Service Charge and Review: Approx. £3000 per annum
- Annual Ground Rent and Review: Approx. £288 per annum
- Nearest Station: 0.1 miles Rickmansworth Station – Metropolitan/Chiltern Line



Northway, Rickmansworth, Hertfordshire, WD3 1QQ



# Penn Place, Rickmansworth

Approximate Gross Internal Area :-  
75 sq m / 807 sq ft



**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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		