

Salters Close, Rickmansworth, Hertfordshire, WD3 1HF



## £395,000 Leasehold 2 Double Bedroom Apartment

We are delighted to offer a TWO DOUBLE BEDROOM APARTMENT with spectacular views over fishing lakes and neighbouring countryside.

- TOP FLOOR APARTMENT
- 18' LIVING/DINING ROOM
- FULLY FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM/W.C.
- BALCONY WITH VIEWS OVER LAKES AND THE RIVER CHES
- TWO PARKING SPACES
- TOWN CENTRE LOCATION

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The apartment has a bright and spacious communal entrance hall with stairs leading to the second floor and accessed via an entry phone system. There is a generous hallway with doors to all rooms. The large living/dining room has sliding doors leading to a good-sized balcony with superb views and a wonderful tranquil setting. There is a fitted kitchen to the front, two double bedrooms and a modern bathroom with a shower over bath.

The property also has the added benefit of two parking spaces plus ample visitors parking and beautifully landscaped gardens backing on to the River Chess.

Positioned less than five minutes' walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre. The Aquadrome and golfing 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. £2183.89 (2024-2025)
- Approx. Floor Area: 704 Sq ft / 65.4 Sqm
- Lease Remaining: Approx 101 years remaining
- Annual Service Charge and Review: Approx. £1,000.00 per annum
- Annual Ground Rent: Approx. £240.00 per annum
- Nearest Station: 0.5 miles Rickmansworth Station – Metropolitan/Chiltern Line



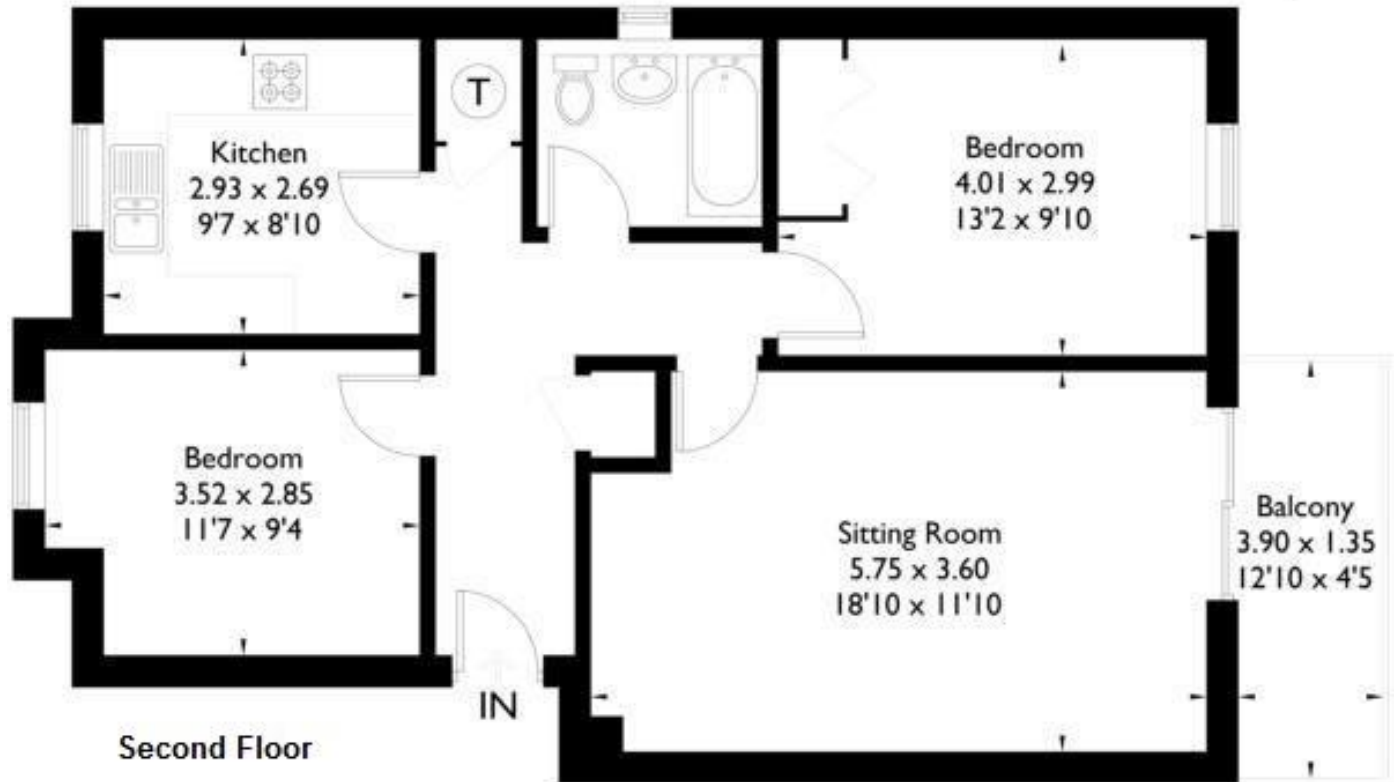
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Salters Close, Rickmansworth

Approximate Gross Internal Area  
65.4 sq m / 704 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.

