

Salters Close, Rickmansworth, Hertfordshire, WD3 1HH



£399,950 Leasehold
2 Bedroom First Floor Flat

A bright and spacious TWO DOUBLE BEDROOM first floor apartment in this sought after contemporary development in the heart of Rickmansworth town centre.

- TWO DOUBLE BEDROOMS
- LIVING/DINING ROOM
- KITCHEN
- EN-SUITE TO BEDROOM ONE
- BALCONY
- BATHROOM
- STUNNING VIEWS
- TOWN CENTRE LOCATION
- TWO ALLOCATED PARKING SPACES

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This property benefits from a spacious living/dining room with double glazed sliding doors that lead out onto a balcony with stunning views over the river Colne. There is a good-sized kitchen that benefits from ample storage. Both bedroom one and two are large doubles and bedroom one has an en-suite and fitted wardrobes. A three-piece family bathroom suite completes this flat.

Positioned less than five minutes' walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre with ample shops, bars and restaurants. 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: 708.1 Sq ft / 65.8 Sqm
- Lease Remaining: Approx 101 years remaining.
- Annual Service Charge and Review: Approx £1000
- Annual Ground Rent and Review: Approx £130
- Nearest Station: 0.5 miles Rickmansworth Station – Metropolitan/Chiltern Line

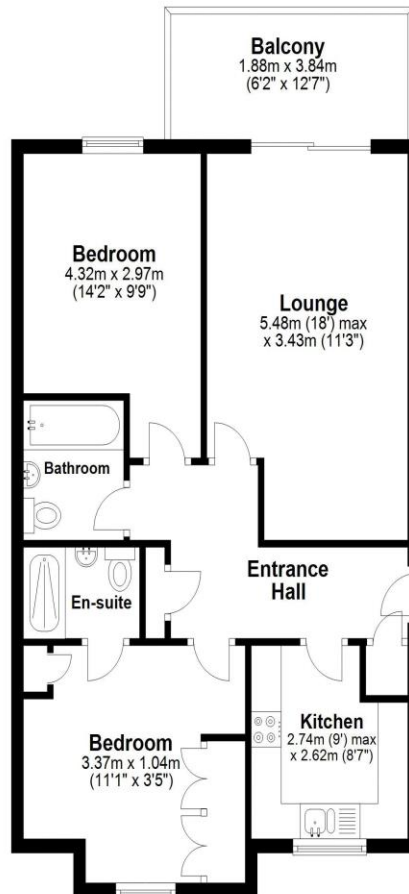


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Ground Floor

Approx. 65.8 sq. metres (708.1 sq. feet)



Total area: approx. 65.8 sq. metres (708.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

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.

