

20 Woodwicks, Rickmansworth, Hertfordshire, WD3 9TL



£279,950 Leasehold 2 Bedroom Upper Floor Apartment

A recently renovated and spacious TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT overlooking communal grounds with local amenities nearby.

- LIVING ROOM
- KITCHEN
- DINING ROOM/UTILITY
- TWO DOUBLE BEDROOMS
- BATHROOM
- PRIVATE BALCONY
- STORAGE CUPBOARD
- CONVENIENT SHED
- PARKING

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The property offers a spacious living room with a double-glazed door leading to a private balcony. There is a modern fitted kitchen leading to a separate dining room, which can easily be converted into a utility as it has plumbing for a washing machine and space for a fridge freezer. There are two double bedrooms and a modern bathroom.

There is a locked storage cupboard on the ground floor and a separate shed. There are communal grounds surrounding the property and there is parking available.

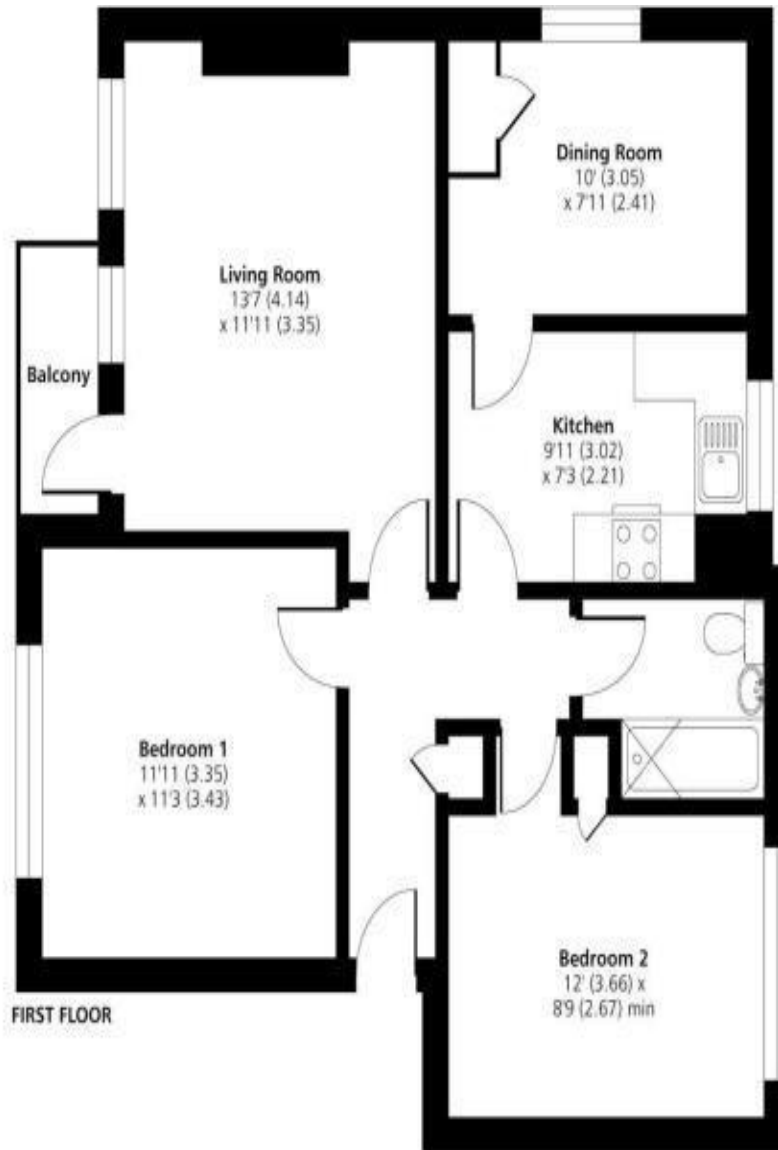
Woodwicks is situated off Longcroft Road, just off the North Orbital Road and within a couple of minutes' drive to Junction 17 of the M25. It is also a short drive from Rickmansworth Town Centre and Metropolitan/Chiltern Line station.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1850.52 (2023-2024)
- Approx. Floor Area: 745 Sq ft / 69.2 Sqm
- Lease Remaining: 91 years remaining
- Annual Service Charge and Review: Approx £772.32pa
- Annual Ground Rent and Review: Approx £10.00pa
- Nearest Station: 2.4 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL FLOOR AREA 745 SQ FT 69.2 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.

