

Springwell Lane, Rickmansworth, Hertfordshire, WD3 8UF



£475,000 Leasehold

3/4 Bedroom First & Second Floor Apartment

An extremely spacious FOUR BEDROOM FIRST & SECOND FLOOR APARTMENT situated in this quiet location overlooking the Grand Union Canal and River Colne in Rickmansworth.

- MODERN FITTED KITCHEN
- DINING ROOM
- LIVING ROOM
- THREE DOUBLE BEDROOMS
- STUDY/FOURTH BEDROOM
- EN-SUITE SHOWER ROOMS TO BEDROOMS ONE & TWO
- FAMILY BATHROOM
- TWO ALLOCATED PARKING SPACES
- WELL-MAINTAINED GROUNDS
- LOVELY VIEWS OF THE GRAND UNION CANAL AND RIVER COLNE

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To the first floor is a large entrance hall with doors leading to bedroom one with en-suite shower room, a modern family bathroom, a study perfect for working from home which could also be a fourth bedroom and dining room leading to a modern fitted kitchen.

On the second floor there are two further double bedrooms with another en-suite shower room to bedroom two and a good-sized living room.

There are two allocated parking spaces and the property benefits from lovely views of the Grand Union Canal and communal grounds on the banks of the River Colne.

Rickmansworth Metropolitan/Chiltern Line Station is less than 2 miles away with fast and direct rail links to Central London. There are excellent road links with Junction 17 of the M25 a short drive away, giving access to the M1, M4 and M40 motorways within short distances.

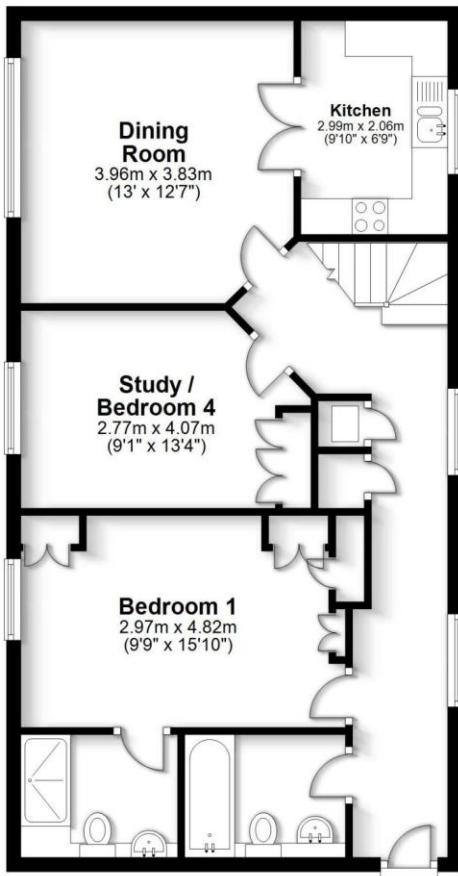
- Local Authority: Hillingdon Council
- Council Tax: Band D Approx. £1658.87 (2022-2023)
- Approx. Floor Area: 1234 Sq ft / 114.6 Sqm
- Lease Remaining: Approx. 107 years remaining
- Annual Service Charge and Review: Approx. £2020 per annum
- Annual Ground Rent and Review: Approx. £250 per annum
- Nearest Station: 1.7 miles Rickmansworth Station – Metropolitan/Chiltern Line



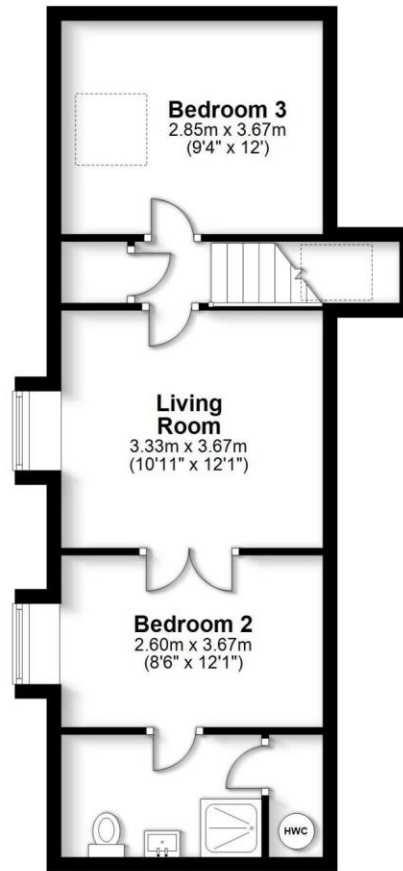
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First Floor
Approx. 70.2 sq. metres (755.5 sq. feet)



Second Floor
Approx. 44.5 sq. metres (478.5 sq. feet)



Total area: approx. 114.6 sq. metres (1234.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only.
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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.

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

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.

