

Bury Meadows, Rickmansworth, Hertfordshire, WD3 1DR



## £425,000 Share of Freehold 2 Bedroom Split Level Apartment

A recently re-furbished TWO DOUBLE BEDROOM SECOND & THIRD FLOOR SPLIT LEVEL APARTMENT, situated in a popular development in the heart of Rickmansworth.

- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- GARAGE
- RECENTLY RENOVATED BATHROOM
- PRIVATE BALCONY
- COMMUNAL GROUNDS
- RESIDENTS PARKING
- GATED BLOCK
- LARGE LIVING ROOM

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The second floor offers an open plan, modern kitchen/living room that has ample storage and provides access out onto the private balcony. On the third floor there is two good sized bedrooms, both of which have built in storage, as well as a recently renovated three-piece, family bathroom suite.

Externally there are well landscaped communal grounds and ample residents parking is also available. The property also has a garage in block and is approached via electric gates.

The apartment is conveniently positioned within the Rickmansworth Town Centre, in a private, gated residential development off Bury Lane. Rickmansworth Metropolitan/Chiltern Line Station is a short walk away and the High Street offers a range of local amenities, whilst the M25 can be easily 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: 722.8 Sq ft / 67.2 Sqm
- Lease Remaining: 900 years plus.
- Annual Service Charge and Review: £1,400
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line

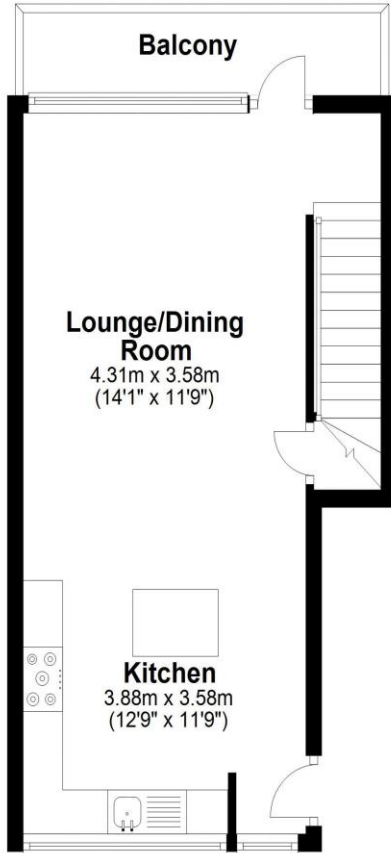


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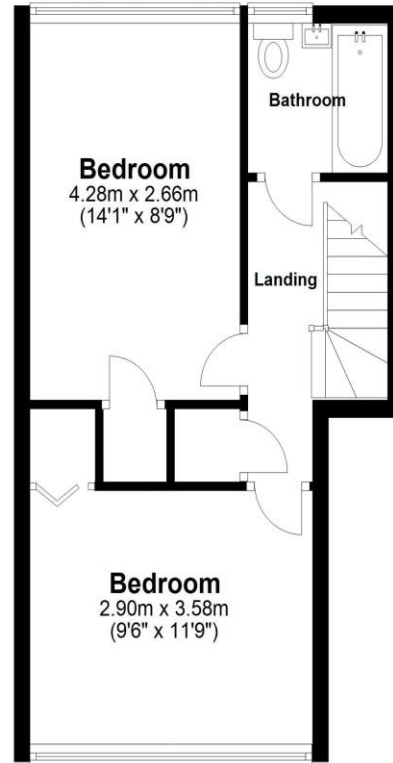
### Floor Plan

Approx. 33.7 sq. metres (362.9 sq. feet)



### Floor Plan

Approx. 33.4 sq. metres (359.9 sq. feet)



Total area: approx. 67.2 sq. metres (722.8 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		