

Goral Mead, Rickmansworth, Hertfordshire, WD3 1BP



£335,000 Share of Freehold 2 Bedroom Ground & First Floor Split Level Apartment

We have pleasure in offering this TWO DOUBLE BEDROOM SPLIT-LEVEL MAISONETTE on the ground and first floor, in a quiet, friendly and well-maintained development.

- TWO DOUBLE BEDROOMS
- LIVING/DINING ROOM
- SPLIT LEVEL APARTMENT
- BATHROOM
- COMMUNAL GROUNDS
- PARKING
- GARAGE
- BBQ AREA
- KITCHEN

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This property comprises of a spacious entrance hall that provides access to both downstairs rooms. To the front is a good sized kitchen, which has an ample range of units. To the back of the property is a large living/dining room that extends the entire width of the property. There is also a door that opens out onto the communal gardens. On the first floor of this property are two double bedrooms, both with built-in storage. A three-piece family bathroom suite completes this floor.

Goral Mead is a development that benefits from plenty of residents parking, as well as a garage in block for each property. There is a large communal ground, made up of a combination of lawn, patio and shrubs as well as a BBQ area.

Positioned less than five minutes' walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre. 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 C Approx. £1850.52 (2023-2024)
- Approx. floor area: 753 sq. ft (70.0 sq.m)
- Lease Remaining: Approx 959 years remaining.
- Annual Service Charge: Approx £1620 per annum.
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line

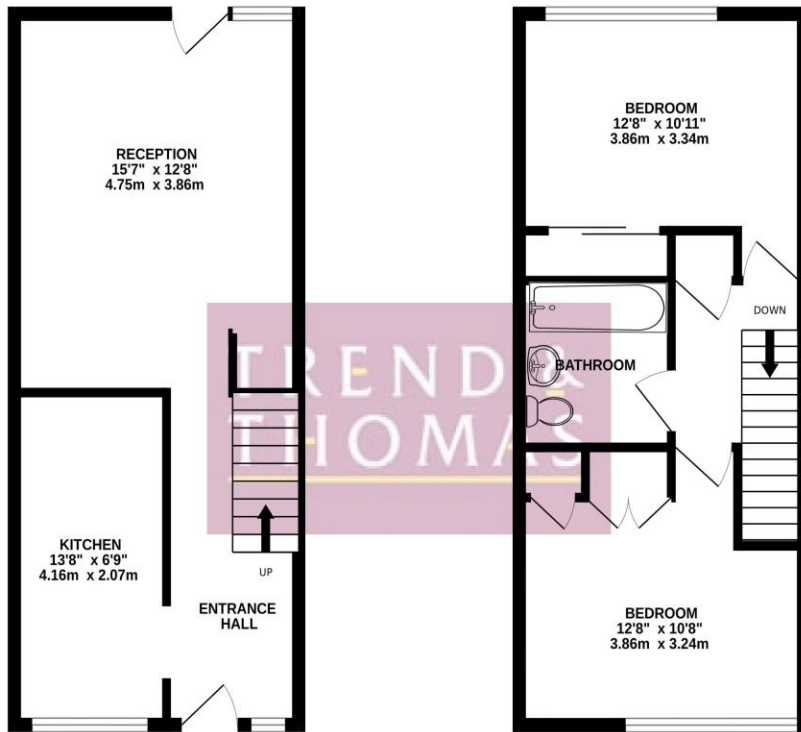


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GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



BURLINGTON HOUSE, GORAL MEAD, RICKMANSWORTH, WD3 1BP

TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		