

Northway, Rickmansworth, Hertfordshire, WD3 1QQ



£415,000 Leasehold 2 Double Bedroom Apartment

A TWO DOUBLE BEDROOM MODERN APARTMENT situated in a sought-after Town Centre development.

- NO CHAIN
- LIVING/DINING ROOM
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- FAMILY BATHROOM
- ALLOCATED PARKING SPACE
- GYM
- CONCIERGE
- TOWN CENTRE LOCATION

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The property offers a spacious living/dining room providing access to a private balcony with stunning views overlooking the development and beyond. There is a modern fitted kitchen, with a gas hob, integrated fridge/freezer and ample storage cupboards. There are two double bedrooms, with an en-suite shower room off bedroom one and a modern bathroom.

The property benefits from an allocated parking bay in the development and use of the concierge service and gym.

Positioned just a few minutes' walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre with its many restaurants and shopping facilities. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a short drive to junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2669.20 (2024-2025)
- Approx. Floor Area: 805 Sq ft / 74.8 Sqm
- Lease Remaining: Approx. 975 years remaining
- Annual Service Charge and Review: Approx. £1946.84 per annum
- Annual Ground Rent and Review: Approx. £288.64 per annum, review due in 2042
- Nearest Station: 0.1 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Approximate Gross Internal Area
74.8 sq m / 805 sq ft

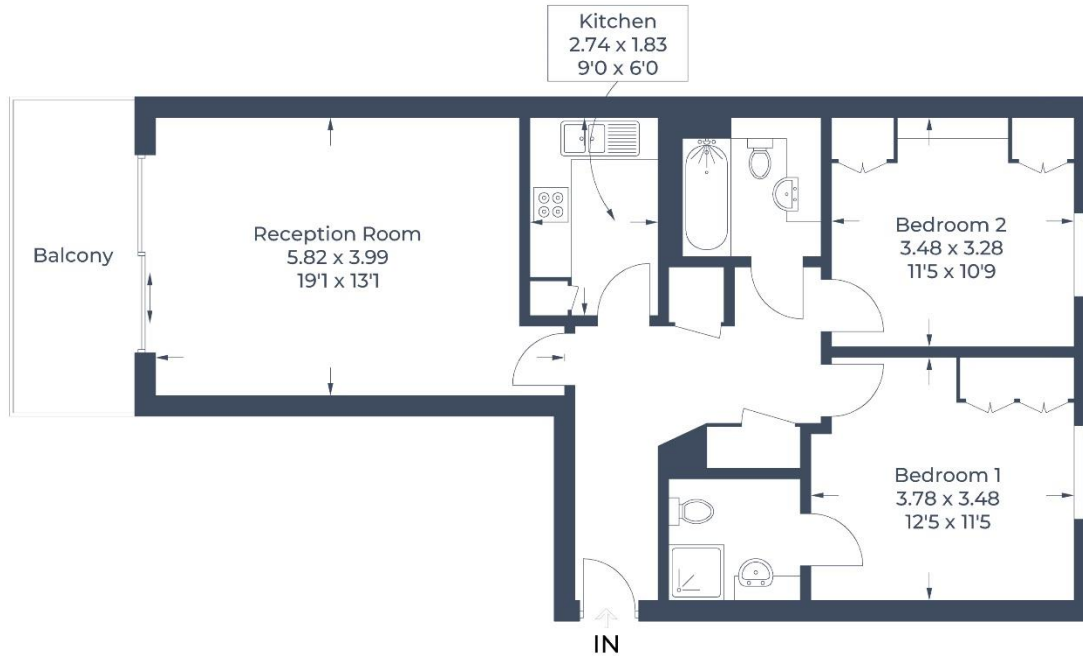


Illustration for identification purposes only,
measurements are approximate, not to scale.
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VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

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	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

