

Salters Close, Rickmansworth, Hertfordshire, WD3 1HH



£399,950 Leasehold

## 2 Double Bedroom Second Floor Apartment

A bright and spacious TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT in this sought after contemporary development in the heart of Rickmansworth Town Centre.

- LIVING ROOM/DINING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- BATHROOM
- LARGE BALCONY
- STUNNING VIEWS
- ALLOCATED PARKING SPACE
- TOWN CENTRE LOCATION

## Salters Close, Rickmansworth, Hertfordshire, WD3 1HH

The apartment has a bright and spacious communal entrance hall with stairs leading to the second floor. The apartment has a generous hallway with doors to all rooms. The large living/dining room has sliding doors leading to a good-sized balcony with superb views and a wonderful tranquil setting. There are two double bedrooms, bedroom one benefitting from an en-suite shower room, as well as a main bathroom.

Positioned less than five minutes' walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre with ample shops, bars and restaurants. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a drive to Junctions 17 or 18.

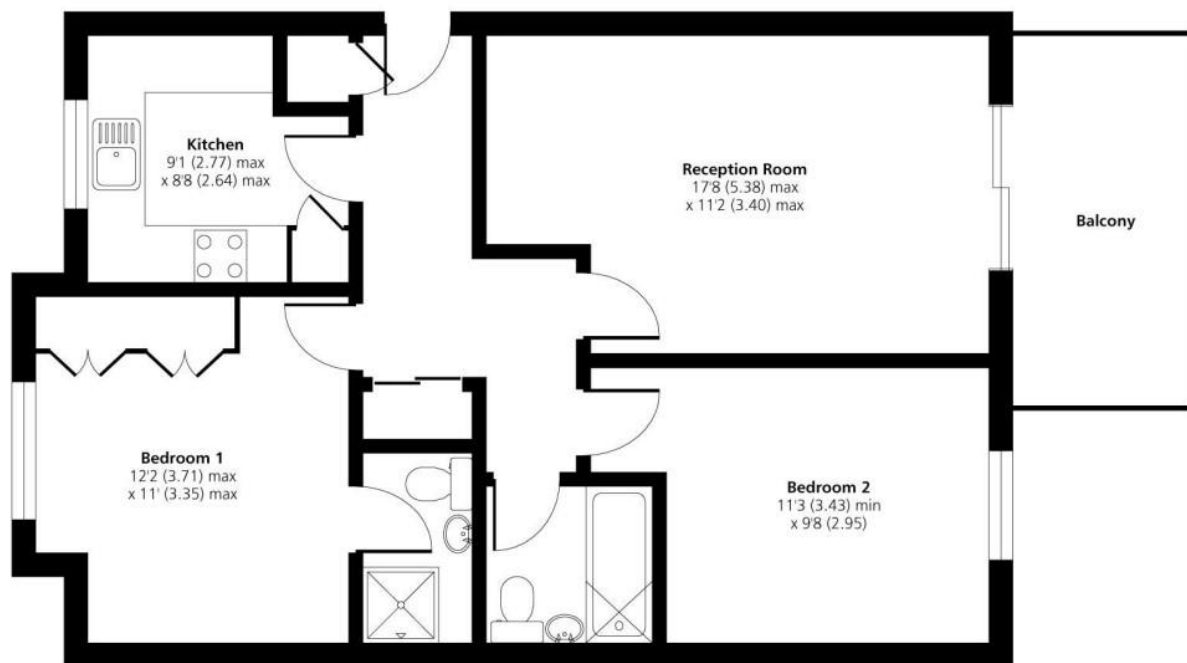
- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2183.89 (2024-2025)
- Approx. Floor Area: 692 Sq ft / 64.2 Sqm
- Lease Remaining: Approximately 102 Years remaining
- Annual Service Charge and Review: Approximately £1,000.00 per annum
- Annual Ground Rent and Review: Approximately £240.00 per annum
- Nearest Station: 0.5 miles Rickmansworth Station – Metropolitan/Chiltern Line



Salters Close, Rickmansworth, Hertfordshire, WD3 1HH



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**GROSS INTERNAL FLOOR AREA 692 SQ FT 64.2 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.

**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.

