

Rectory Road, Rickmansworth, Hertfordshire, WD3 1FF



£340,000 Leasehold
1 Double Bedroom Ground Floor Apartment

We are delighted to present this ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT that is positioned in a convenient Town Centre location.

- RECENTLY REFURBISHED
- LIVING/DINING ROOM
- MODERN FITTED KITCHEN
- DOUBLE BEDROOM
- MODERN BATHROOM
- TWO ALLOCATED PARKING SPACES
- TOWN CENTRE LOCATION

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The property offers a bright and spacious living/dining room. A modern fitted kitchen with ample space to also be used as a breakfast room. There is a large double bedroom with a built-in wardrobe as well as a modern, well-kept bathroom suite.

The property also benefits from two allocated parking spaces.

Situated only a short walk from the High Street and its various shops, cafes and supermarkets. The Watersmeet Theatre is a stone's throw away and the apartment is not far from the Aquadrome. The M25 is easily reached via a short drive to Junction 17 or 18 and Rickmansworth station is a short walk away with Metropolitan and Chiltern line trains offering easy access into London (Approx. 25 mins via Chiltern Line to Marylebone Station).

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2081.83 (2023-2024)
- Approx. Floor Area: 555.8 Sq ft / 51.6 Sqm
- Lease Remaining: Approx. 92 years remaining
- Annual Service Charge and Review: Approx. £1,350.00 per annum
- Annual Ground Rent and Review: Approx. £200.00 per annum, to be reviewed March 2040
- Nearest Station: 430 ft Rickmansworth Station – Metropolitan/Chiltern Line



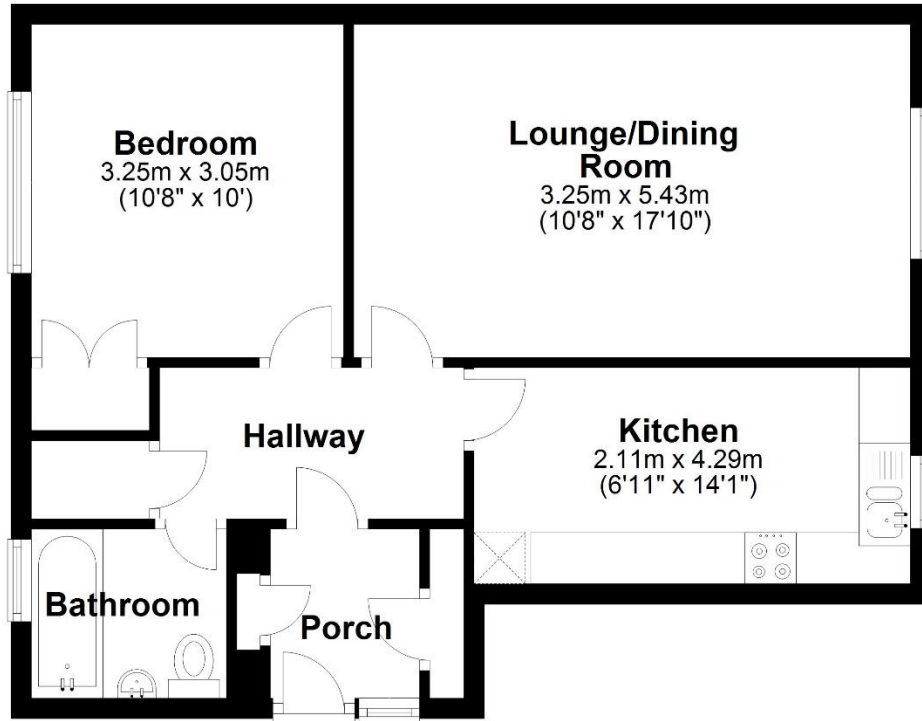
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 51.6 sq. metres (555.8 sq. feet)



Total area: approx. 51.6 sq. metres (555.8 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.

