

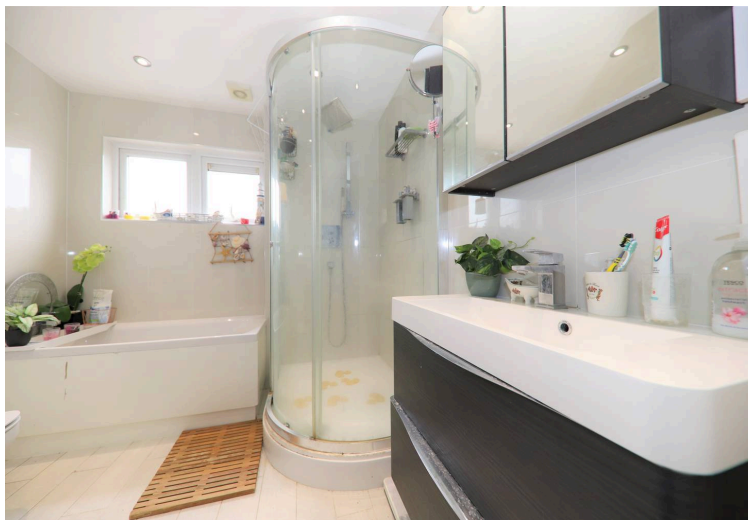


37 Curtis Close, Mill End

£320,000 Leasehold

LARGE LIVING ROOM • MODERN KITCHEN • TWO DOUBLE BEDROOMS • FAMILY BATHROOM • STORAGE CUPBOARD • COMMUNAL GROUNDS • RESIDENTS PARKING

TREND &
THOMAS



This TWO BEDROOM SECOND FLOOR APARTMENT offers first time buyers and investors alike a fantastic opportunity to acquire a well-presented home in Mill End.

The accommodation comprises a welcoming entrance hallway with a large versatile storage cupboard and doors providing access to all rooms. There is a bright and spacious open plan kitchen/lounge. The kitchen has a range of base and wall mounted units with space for undercounter appliances, and a breakfast bar. There are two double bedrooms, one with the added convenience of fitted wardrobes. The property is completed by a fully tiled and freshly presented bathroom with a separate shower cubicle.

The property benefits from laminate flooring throughout, residents parking, communal grounds and a long lease.

The property is situated in a quiet residential cul-de-sac within easy reach of the Uxbridge Road and local amenities. The property is approximately 1.3 miles from Rickmansworth Station and the Town Centre and is a short drive from both Junctions 17 and 18 of the M25.

Council Tax band: C

Tenure: Leasehold

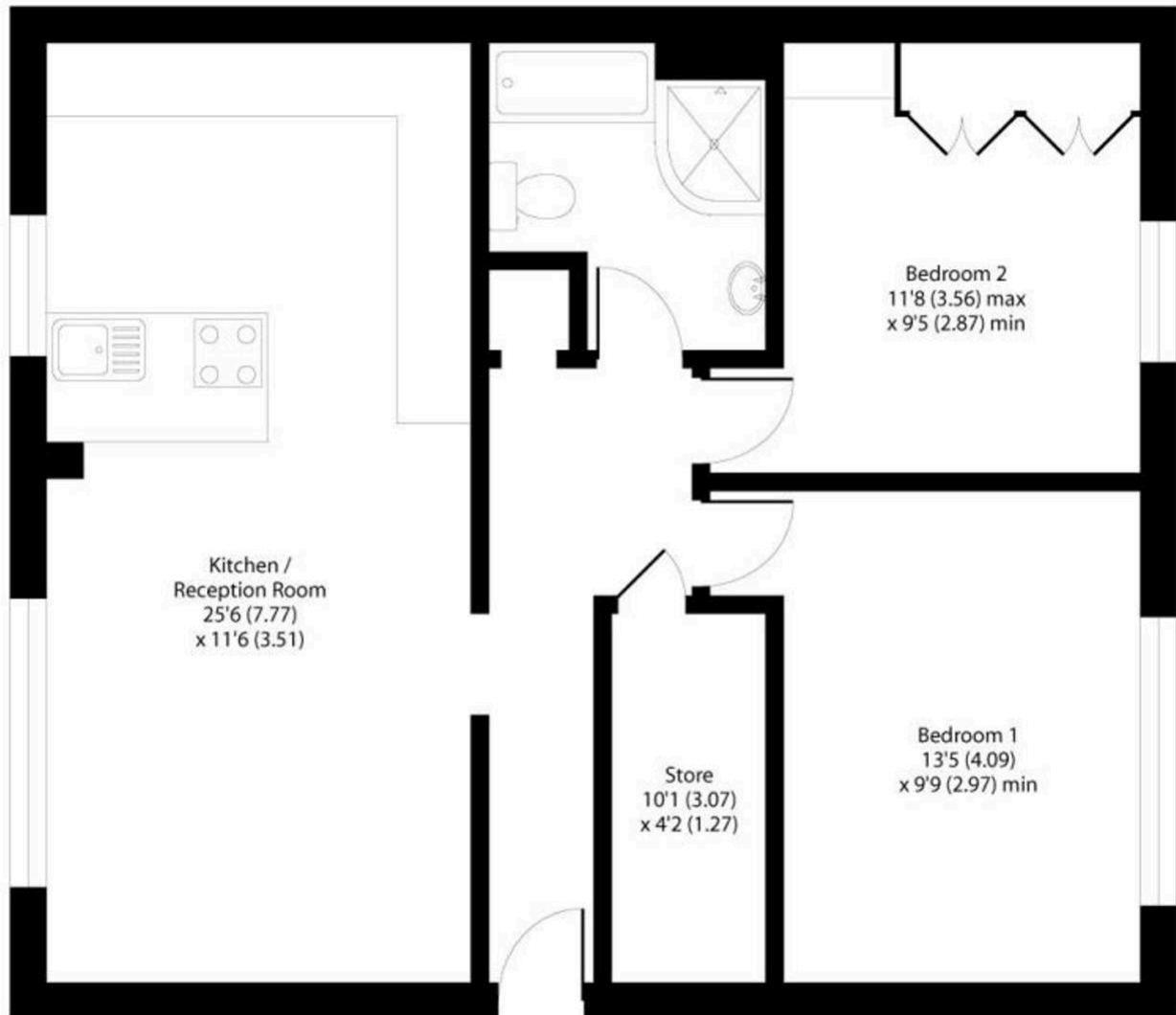
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- LARGE LIVING ROOM
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- STORAGE CUPBOARD
- COMMUNAL GROUNDS
- RESIDENTS PARKING

Curtis Close, Mill End, Rickmansworth, WD3 8QA

Main house gross internal area = 756 sq ft / 70.2 sq m



SECOND FLOOR

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 accepted for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should not be used as such by any other party. 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 upon.



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available. It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.