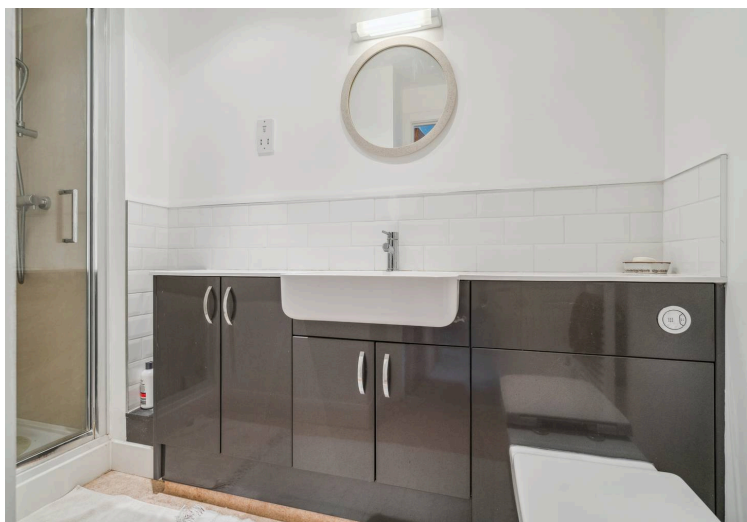


Northway, Rickmansworth, WD3

Offers in Excess of £385,000 Leasehold

OPEN PLAN LIVING/DINING ROOM • MODERN KITCHEN • TWO DOUBLE BEDROOMS • EN-SUITE SHOWER ROOM TO BEDROOM ONE • THREE-PIECE BATHROOM SUITE • BALCONY • ALLOCATED PARKING SPACE • GYMNASIUM • CONCIERGE • TOWN CENTRE LOCATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



A well-presented, recently refurbished, TWO DOUBLE BEDROOM THIRD FLOOR APARTMENT, situated in Rickmansworth Town Centre.

The property offers a spacious, open-plan kitchen/living/dining room with ample storage and fitted appliances. There are two double bedrooms, with bedroom one having a modern en-suite and bedroom two has built in storage. A three-piece family bathroom and balcony with stunning views completes this flat.

The property offers an allocated parking space within a gated complex. Penn Place also offers a concierge service and a resident's gym.

Positioned just a few moments' 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.

Nearest Station: 0.2 miles – Rickmansworth Station

Council Tax band: E

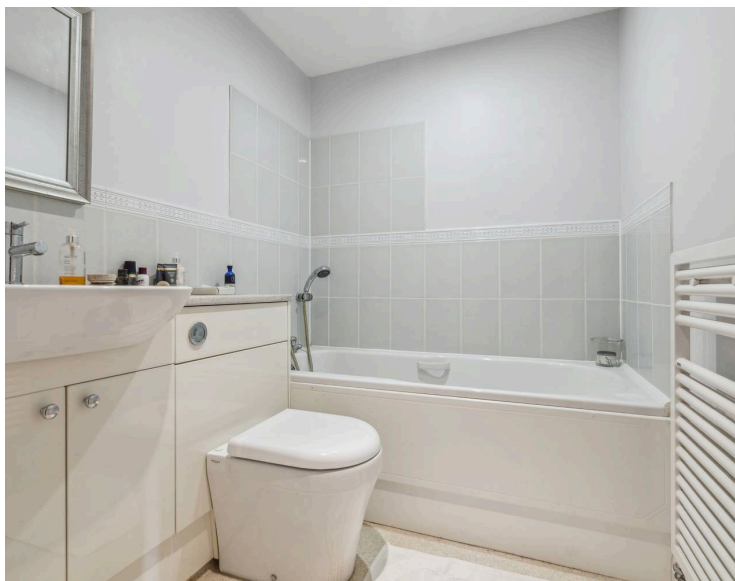
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Remaining Lease Length: Approx. 973 years remaining

Annual Service Charge: Approx. £3,200.00 per annum

Annual Ground Rent: Approx. £280.00 per annum



Approximate Gross Internal Area = 70.2 sq m / 756 sq ft

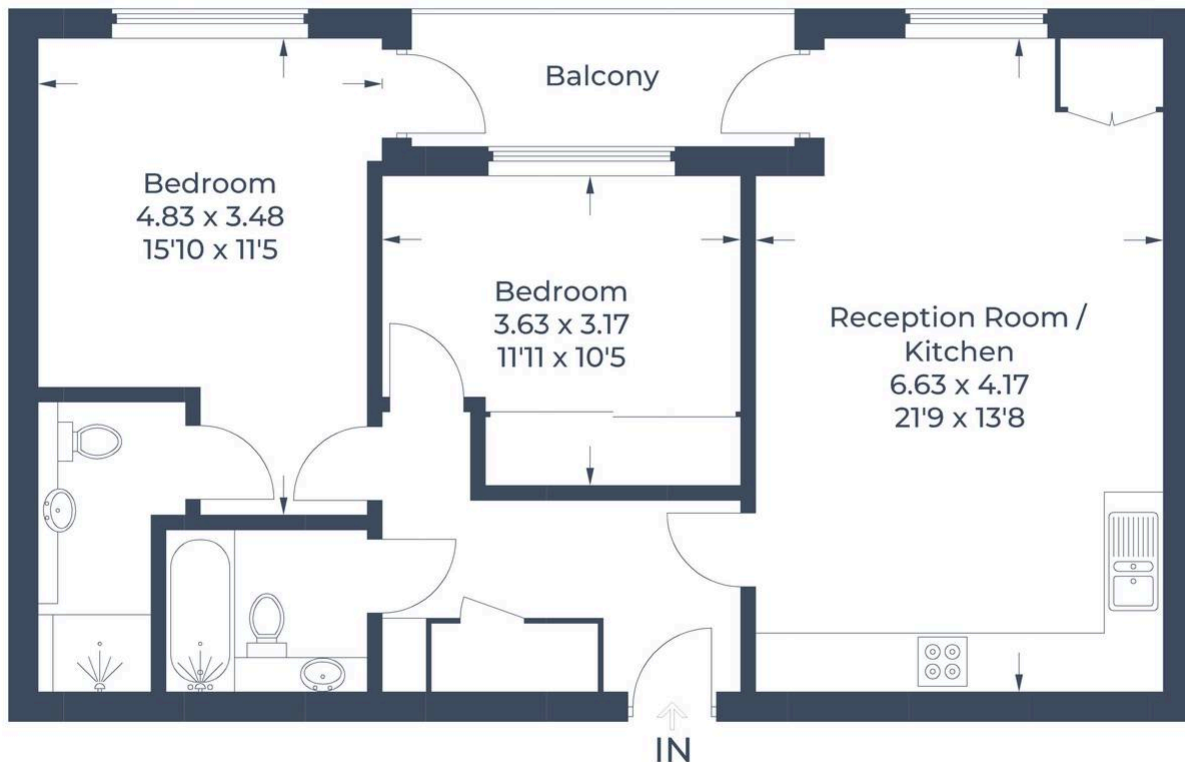


Illustration for identification purposes only,
measurements are approximate, not to scale.
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as 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.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.