



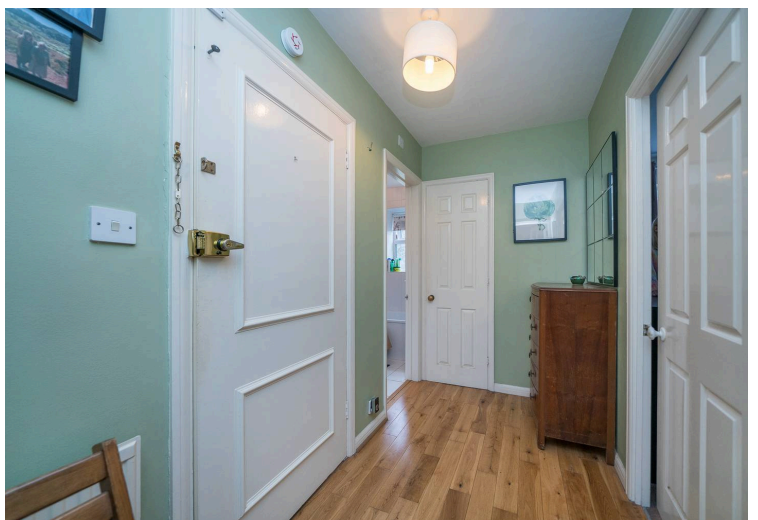
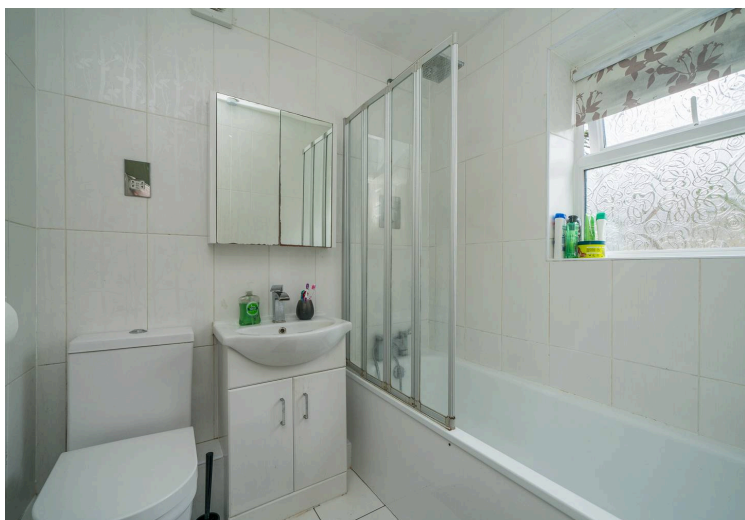
## Rectory Road, Rickmansworth, WD3

£325,000 Leasehold

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

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS







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

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 as well as a brand new boiler.

Nearest Station: 430 ft – Rickmansworth Station

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).

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

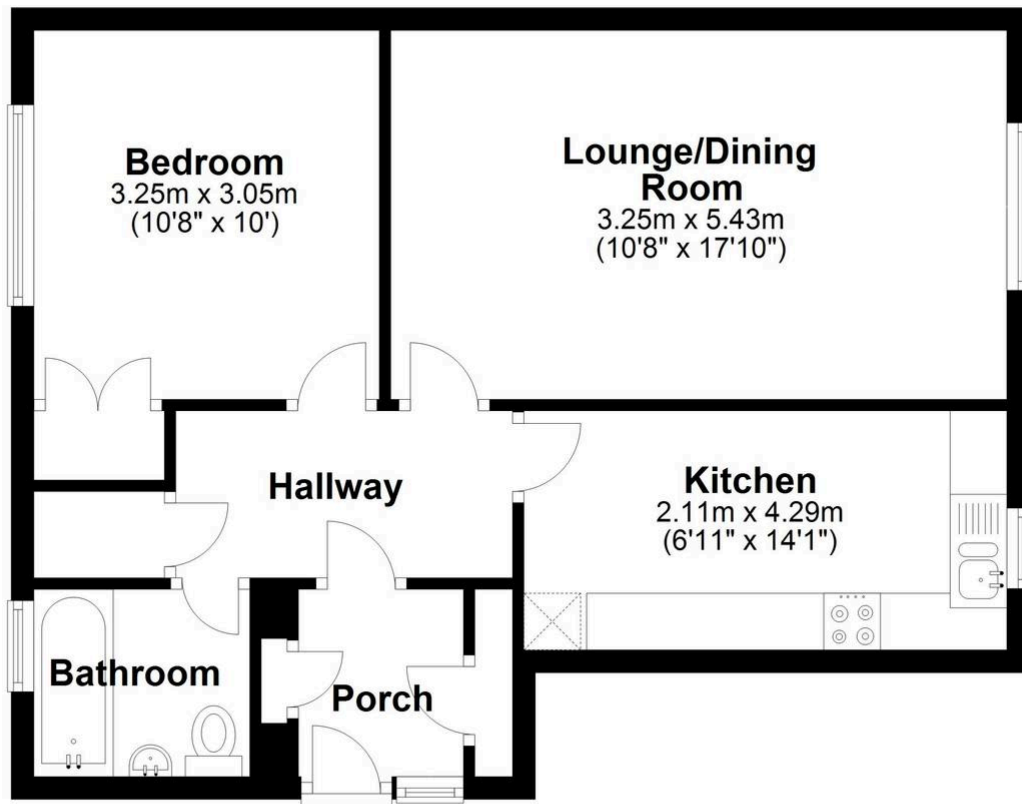
Remaining Lease Length: Approx. 91 years remaining

Annual Service Charge: Approx. £1350.00 per annum

Annual Ground Rent: Approx. £200.00 per annum

## 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.



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.