

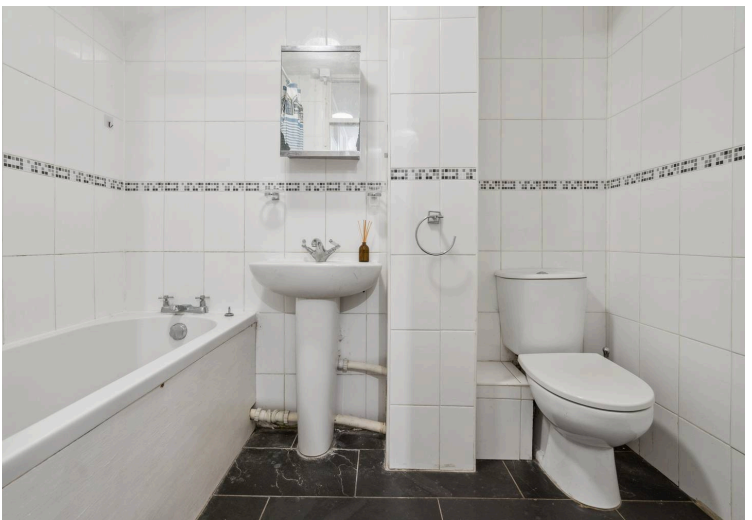


## Berry Lane, Rickmansworth, WD3

£320,000 Leasehold

NO CHAIN • GROUND FLOOR • SPACIOUS LIVING/DINING ROOM • MODERN FITTED KITCHEN • TWO DOUBLE BEDROOMS • FAMILY BATHROOM • PARKING • COMMUNAL GROUNDS

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





A TWO BEDROOM GROUND FLOOR APARTMENT situated in a quiet residential cul-de-sac, close to local amenities and schools.

The entrance hall provides access to all rooms within the apartment and has a convenient storage cupboard. There is a bright and spacious open plan living/dining room, with an archway leading to a modern fitted kitchen with ample wall and base cabinets for storage, both overlooking the rear communal grounds. There are two double bedrooms, one with the added benefit of fitted wardrobes. The bathroom is fully tiled with wash hand basin, W.C. and bath with shower overhead. The bedrooms overlook the front of the property.

This ground floor apartment provides spacious accommodation throughout, offering a fantastic opportunity to first time buyers and investors. The owners would consider extending the lease for the new owner, subject to negotiation. The property has residents parking and has well-maintained communal grounds.

Mead Place is situated just off Berry Lane and is 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.

Nearest Station: 1.1 miles – Rickmansworth Station

Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Remaining Lease Length: Approx. 84 years remaining

Annual Service Charge: Approx. £850.00 per annum, reviewed yearly

Annual Ground Rent: Approx. £10.00 per annum

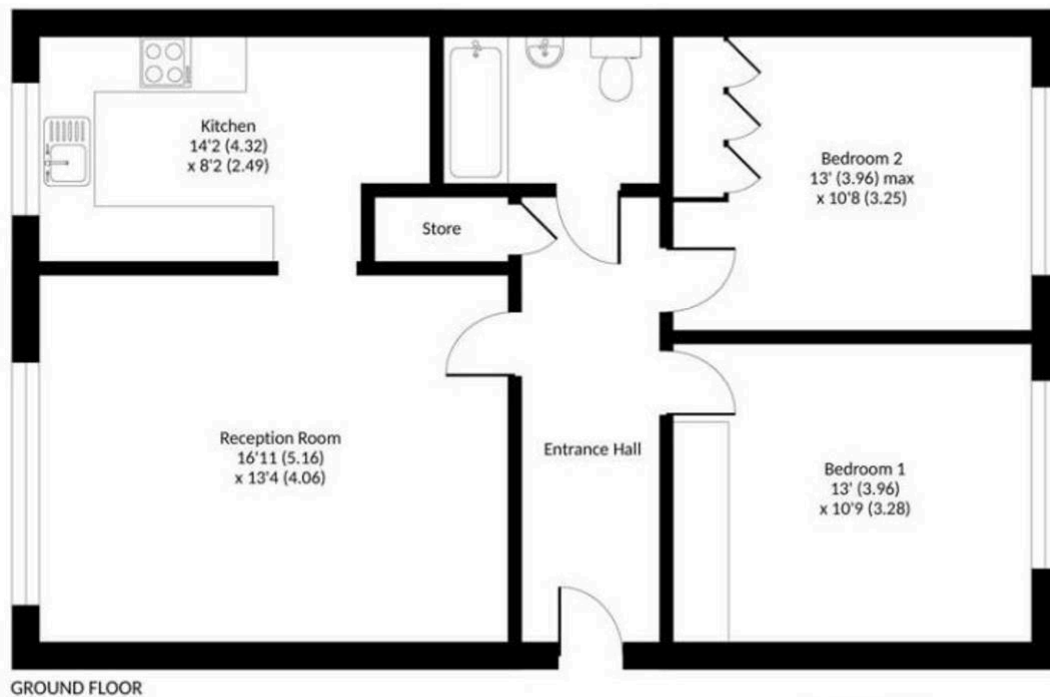




## Mead Place, Berry Lane, Rickmansworth, WD3 7HB

Approximate Area = 792 sq ft / 73.5 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.



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.