



Swan Close, Rickmansworth, WD3

£360,000 Leasehold

GATED DEVELOPMENT • SPACIOUS LIVING/DINING ROOM • MODERN FITTED KITCHEN • TWO BEDROOMS • BATHROOM
• COMMUNAL GROUNDS • ALLOCATED CAR PORT PARKING SPACE

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A delightful TWO BEDROOM FIRST FLOOR APARTMENT offering convenient Town Centre living, close to Rickmansworth Station. A perfect first time home for commuters.

As you step through the front door, the entrance hall takes you straight to a spacious living/dining room. On the left is a modern fitted kitchen with integrated oven, gas hob, and ample storage space with wall and base cabinets. To the right and up a small flight of stairs, you will find two good-sized bedrooms, providing ample space for rest and relaxation. The bathroom is a three-piece suite consisting of a bath with hand shower attachment, sink and W.C.

Situated in a gated development, residents can enjoy the peace of mind and security that comes with such a community. In addition, the property boasts communal grounds that are meticulously maintained, providing a tranquil setting for residents to enjoy. This property includes an allocated car port parking space with storage cupboard.

Positioned around the corner from Rickmansworth High Street and less than five minutes' walk from Rickmansworth's Metropolitan/Chiltern Line station. The Aquadrome is a short walk away and there are golfing and equestrian facilities nearby, whilst the M25 can be reached via a drive to Junctions 17 or 18.

Nearest Station: 0.2 miles - Rickmansworth Station

Council Tax band: D

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Remaining Lease Length: Approx. 95 years remaining

Annual Service Charge: Approx. £1,200.00 per annum

Buildings Insurance: Approx. £330.00 per annum

Annual Ground Rent: Approx. £240.00 per annum



Approximate Gross Internal Area = 61.1 sq m / 658 sq ft

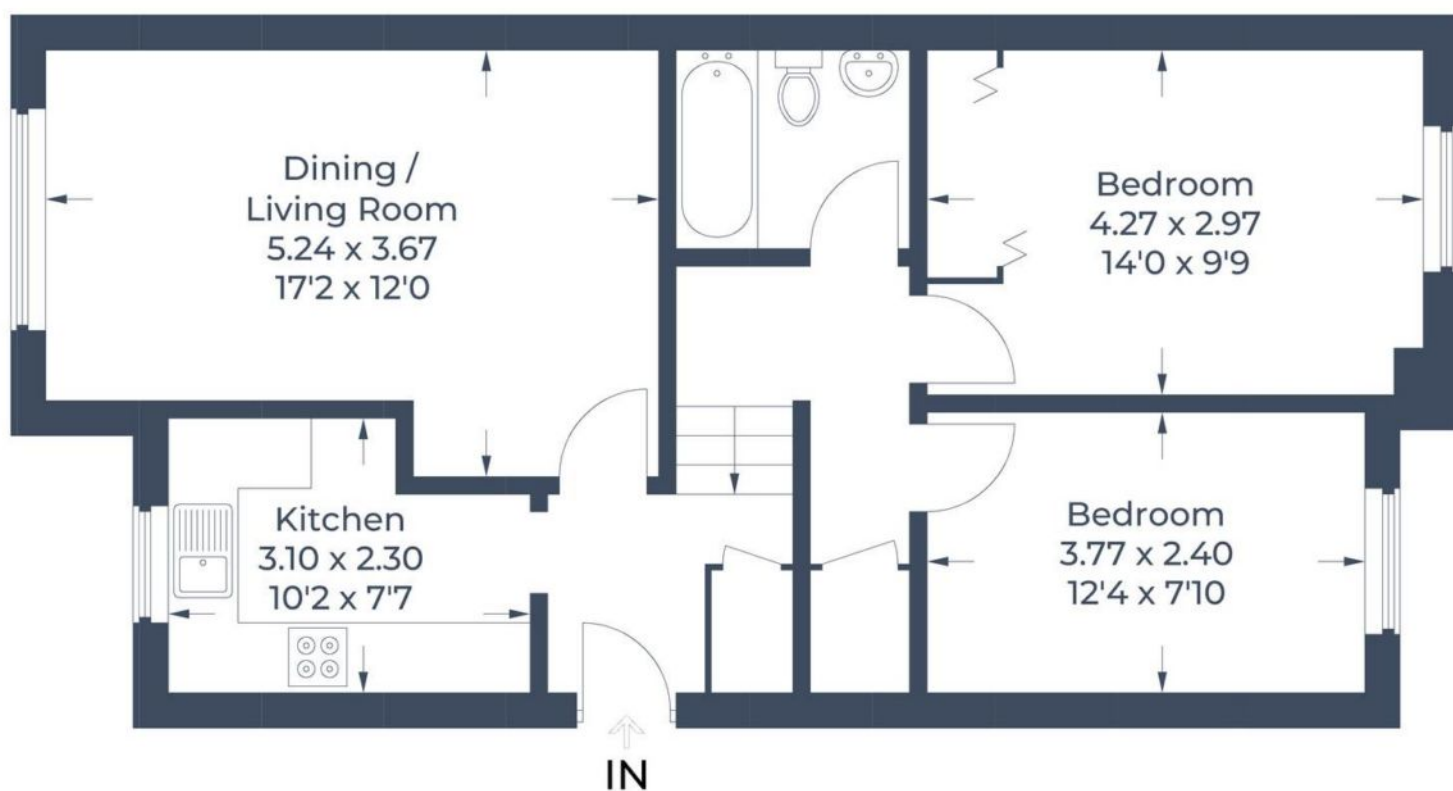


Illustration for identification purposes only,
measurements are approximate, not to scale.

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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.

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