



## High Street, Rickmansworth, WD3

£235,000 Leasehold

FIRST FLOOR STUDIO APARTMENT • NO CHAIN • OPEN PLAN LIVING /KITCHEN AREA • UTILITY CUPBOARD • FEATURE STORAGE UNIT WITH SWIVEL TV • SPACIOUS BEDROOM AREA • MODERN SHOWER ROOM • LIFT TO ALL FLOORS • TOWN CENTRE LOCATION • CLOSE TO STATION

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



# TREND & THOMAS

We are delighted to offer to let a much larger than average MODERN STUDIO FLAT in this ideal town centre location.

The property has a generous living/kitchen area with newly fitted cabinets and integrated appliances to include fridge and dishwasher, there is also a convenient utility cupboard housing a fitted washer/dryer. There is a clever cabinet naturally dividing the bedroom area with the living area which also has the benefit of a swivel TV so you can watch television in both areas of the apartment. The bedroom area has the convenience of fitted double wardrobe. The double shower room is fully tiled, including the floor and has a fully enclosed cubicle with a pressurised shower unit.

The communal areas combine a fully tiled entrance foyer with carpeted lobbies and corridors all accessible by a residents lift. There is also the added bonus of a secure cycle store.

Positioned just a short walk from Rickmansworth's Metropolitan/Chiltern Line station, Waitrose Supermarket and the town centre, High Street. The Aquadrome Nature Reserve, the Grand Union Canal and many sporting facilities are nearby. The M25 (junctions 17 or 18) and M1 can be reached via a short drive.

Nearest Station: 0.3 miles - Rickmansworth Station

Council Tax band: B Approx. £1783.58 2025-2026 (Three Rivers District Council)

EPC Energy Efficiency Rating: D

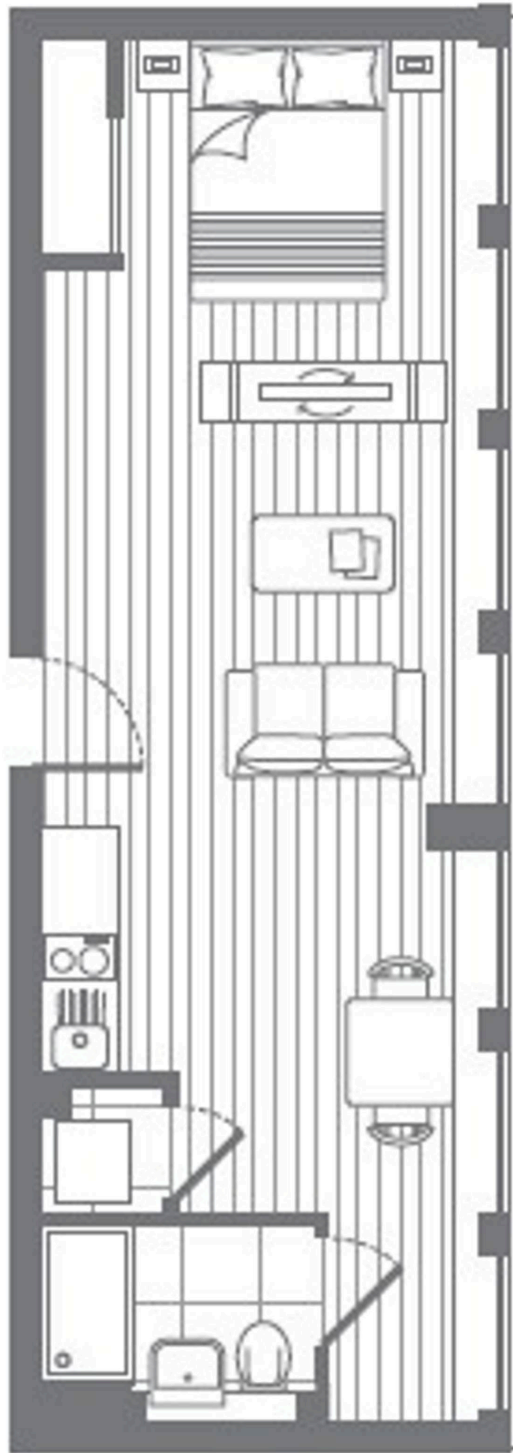
EPC Environmental Impact Rating: D

Remaining Lease Length: Approx. 112 years remaining

Annual Service Charge: Approx. £2,226.00 per annum

Annual Ground Rent: Approx. £265.00 per annum





<b>101 201</b>	<b>32.3 sq.m.</b>	<b>348 sq.ft.</b>
Living area	6.0 x 3.1m	19'7" x 10'1"
Bedroom area	2.4 x 3.1m	7'10" x 10'1"



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.