



Chorleywood Close, Rickmansworth, WD3

£475,000 Share of Freehold

DOUBLE ASPECT LIVING/DINING ROOM • TWO DOUBLE BEDROOMS • MODERN FITTED KITCHEN • MODERN SHOWER ROOM • GARAGE • OUTSIDE STORAGE • BEAUTIFULLY MAINTAINED COMMUNAL GARDEN • RESIDENTS PARKING • LIFT TO ALL FLOORS • CLOSE TO TOWN CENTRE & RICKMANSOWRTH STATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



We are delighted to bring to the market this TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT, close to Rickmansworth Town Centre.

Steeped in contemporary style and abundant natural light, this exceptional two-bedroom flat offers a rare blend of modern comfort and elegant living. The spacious interior welcomes you with a large entrance hallway, featuring light wood flooring, modern door hardware, and a plenty of storage space. The inviting double aspect reception room is flooded with natural light and boasts a modern open-plan layout, seamlessly integrating the seating and dining areas. Both bedrooms are thoughtfully designed for comfort and practicality, featuring built-in wardrobes with generous storage, and chic, modern decor. Large windows in each room ensure a bright and airy atmosphere, while stylish lighting fixtures and elegant furnishings create a serene retreat. The contemporary shower room is finished with tiled walls, a vanity, modern fixtures.

The heart of the home is the stunning modern kitchen, designed for those who appreciate both style and utility. Featuring sleek white units with brass handles, marble countertops, and a decorative tile backsplash, the kitchen is equipped with integrated appliances, a built-in oven and hob, and useful under-cabinet lighting. Ample storage solutions make this space as functional as it is beautiful.

Step outside to enjoy the beautifully landscaped communal garden with a well-maintained lawn and vibrant shrubs with wooden bench for peaceful relaxation. The property also features a garage and residents parking for added convenience.

Rickmansworth Town Centre is only a few minutes walk away with its good selection of shopping facilities including Marks & Spencer and Waitrose. The Metropolitan/Chiltern Line Railway services to Baker St and Marylebone are also just a few minutes away. The M25 motorway reached via a short drive to Junction 17 or 18, while there is excellent schooling nearby to include the Charlotte House, Royal Masonic and Merchant Taylor's schools.

Nearest Station: 0.2 miles - Rickmansworth Station

Council Tax band: E

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Remaining Lease Length: Approx. 955 years remaining

Annual Service Charge: Approx. £3397.48 per annum





The Grange, Chorleywood Close, Rickmansworth, WD3 4EG

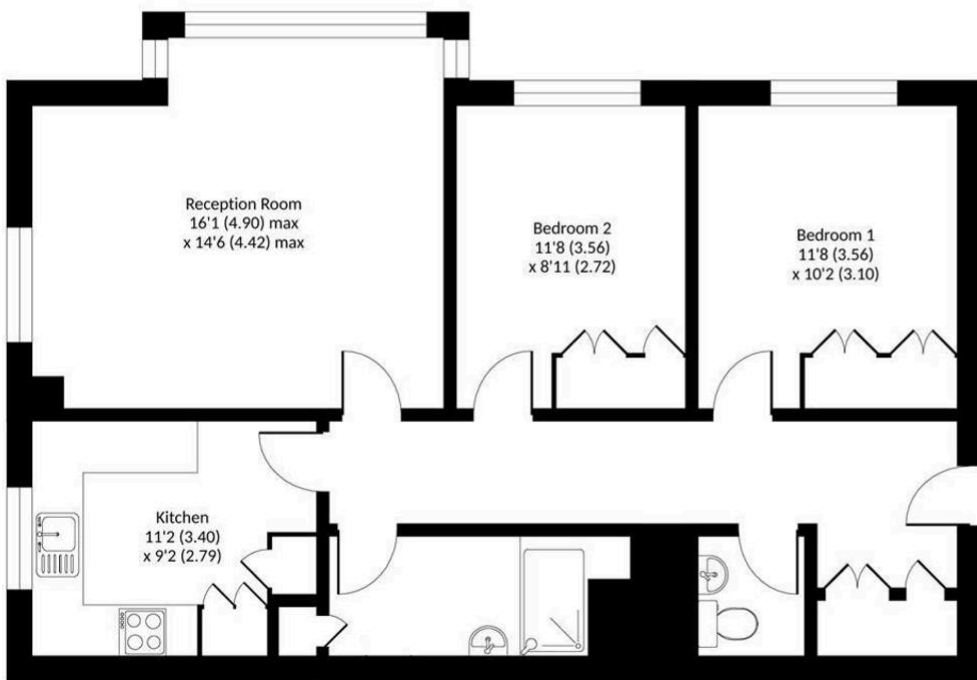
Approximate Area = 810 sq ft / 75.3 sq m

Garage = 133 sq ft / 2.6 sq m

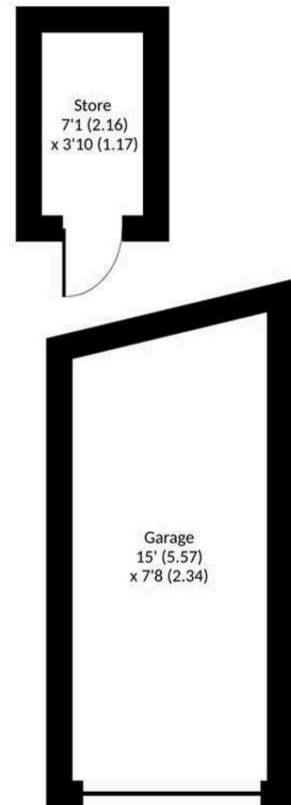
Outbuilding = 28 sq ft / 12.3 sq m

Total = 971 sq ft / 90.2 sq m

For identification only - Not to scale



FIRST FLOOR



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.