

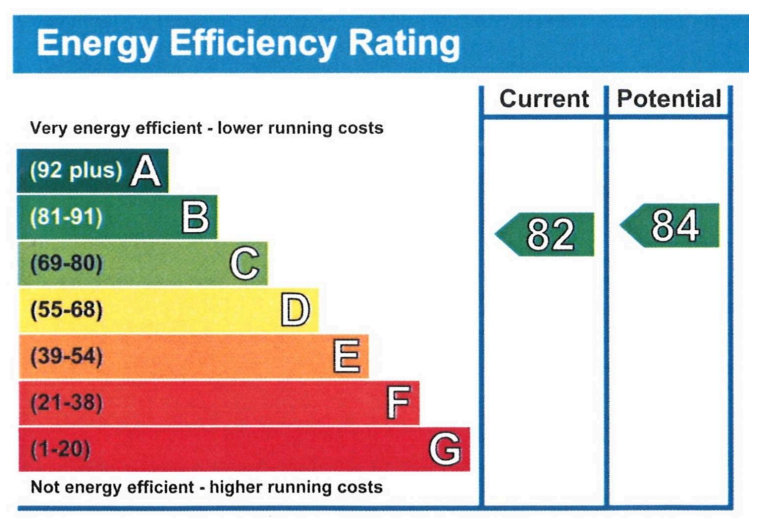
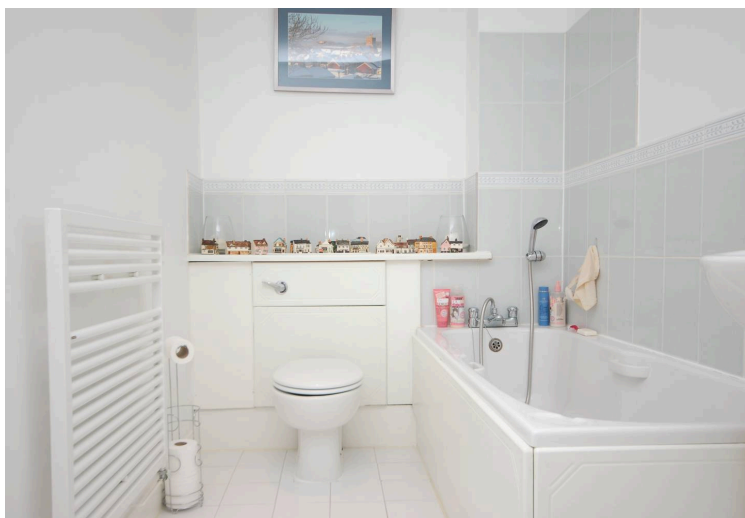


## Northway, Rickmansworth, WD3

£350,000 Leasehold

CHAIN FREE • FIRST FLOOR APARTMENT • LIVING/DINING ROOM • MODERN FITTED KITCHEN • TWO BEDROOMS • EN-SUITE SHOWER ROOM TO BEDROOM ONE • BATHROOM • PRIVATE BALCONY • ALLOCATED PARKING SPACE • GYM WITHIN DEVELOPMENT • CONCIERGE SERVICE

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



A sought-after TWO BEDROOM FIRST FLOOR APARTMENT within this private gated development, ideally located in the heart of the Town Centre.

The apartment offers a spacious living/dining room leading to a private balcony and a modern fitted kitchen. There are two double bedrooms with an en-suite shower room to bedroom one and a separate bathroom.

There is an allocated parking bay in the gated car park as well as access to the development's fitness suite and concierge service.

Positioned just a few minutes' walk from Rickmansworth's Metropolitan/Chiltern Line station and around the corner from the town centre. The Aquadrome and other golfing and equestrian facilities are 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: E

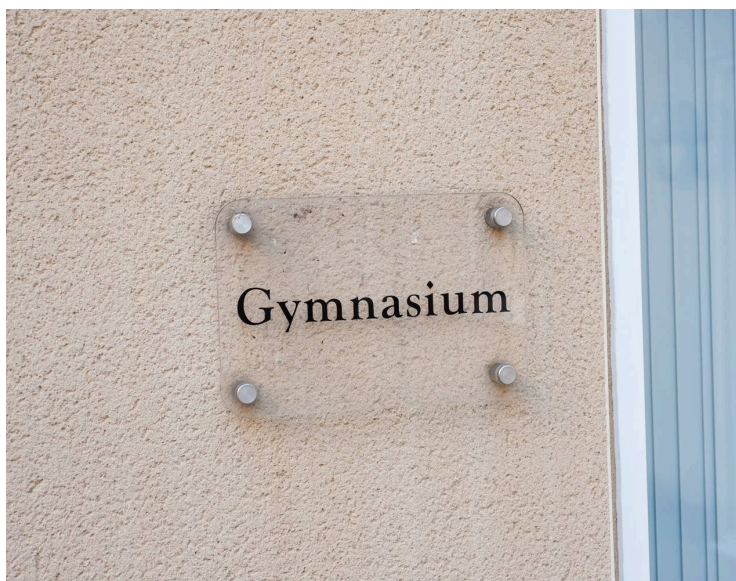
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

Remaining Lease Length: Approx. 973 years remaining

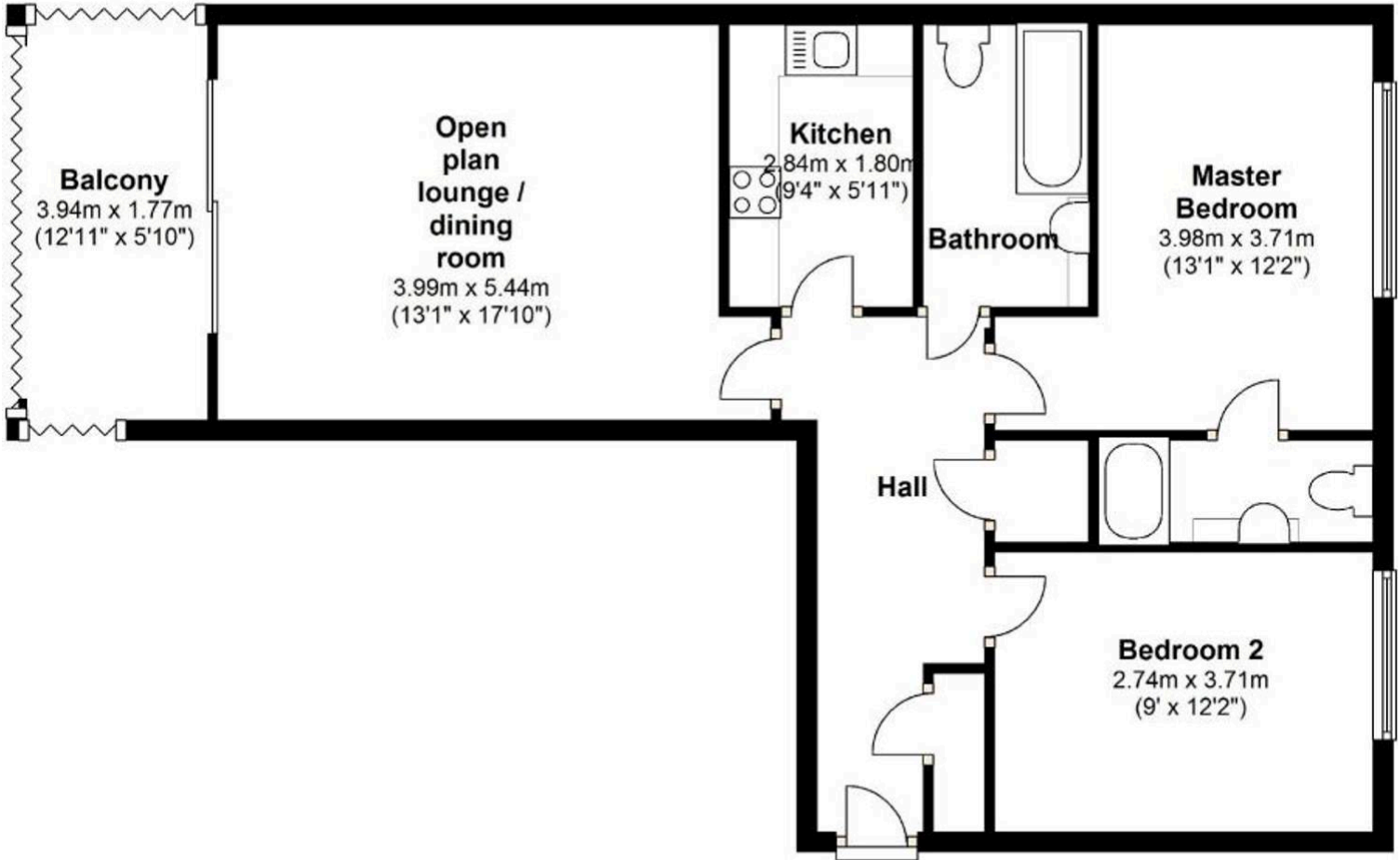
Annual Service Charge: Approx. £3,569.02 per annum (2025-2026)

Annual Ground Rent: Approx. £317.12 per annum, next review due 2042



## First Floor

Approx. 71.3 sq. metres (767.6 sq. feet)



Total area: approx. 71.3 sq. metres (767.6 sq. feet)



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.