



## Goral Mead, Rickmansworth, WD3

Offers In Excess Of £275,000 Leasehold

SECOND & THIRD FLOOR MAISONETTE • CHAIN FREE • LIVING/DINING ROOM • KITCHEN • TWO DOUBLE BEDROOMS • BATHROOM • PRIVATE BALCONY • COMMUNAL GROUNDS • GARAGE • RESIDENT PERMIT PARKING • CLOSE TO STATION

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







We are pleased to bring to market this chain free TWO DOUBLE BEDROOM SECOND & THIRD FLOOR MAISONETTE, ideally located in Rickmansworth Town Centre and close to the station.

The property has a spacious living/dining room overlooking the communal gardens. The kitchen overlooks the front and has an ample range of base and wall mounted units.

To the first floor are two double bedrooms and a three-piece bathroom suite. Bedroom one benefits from a private balcony, overlooking the communal grounds.

The property has a garage in block and the development has beautifully maintained communal grounds with access to a communal BBQ area. There is resident permit parking also available in the development.

Positioned less than five minutes' walk from Rickmansworth 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: 0.3 miles - Rickmansworth Station

Council Tax band: C

EPC Energy Efficiency Rating: C

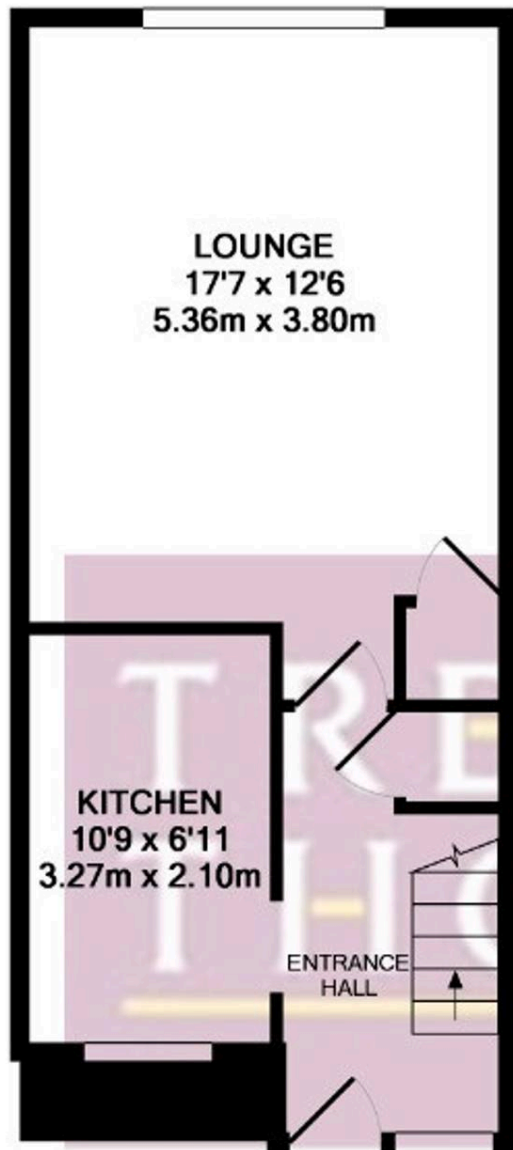
EPC Environmental Impact Rating: C

Remaining Lease Length: Approx. 977 years remaining

Annual Service Charge: Approx. £1680.00 per annum

Annual Ground Rent: N/A





2ND FLOOR



3RD FLOOR



**GORAL MEAD, RICKMANSWORTH, WD3 1BP**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.

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.