

Connells

The Grange Chorleywood Close
Rickmansworth

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Rickmansworth WD3 4EG

for sale guide price
£450,000







Property Description

** GUIDE PRICE £450,000 - £475,000 ** A stylish and well presented upper floor apartment situated in a sought after Rickmansworth location.

Serviced by a lift, the property offers a bright and spacious living area with access to a private balcony, ideal for relaxation or entertaining. The modern fitted kitchen features integrated appliances and ample storage.

There are two generous bedrooms, including a main bedroom with fitted wardrobes, complemented by a contemporary tiled shower room and a separate guest WC. The apartment is immaculately maintained throughout.

Further benefits include well kept communal gardens, off street parking and a private garage.

Located on a quiet no through road, the property is within easy walking distance of Rickmansworth town centre and station, offering excellent transport links, local amenities and highly regarded schools.

An excellent opportunity-early viewing is recommended.

For more information or to arrange a viewing, please contact Connells today.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Cloakroom

WC, floating wash hand basin, heated towel rail.

Living Room

Window to rear aspect, patio doors to balcony, television point, telephone point.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and splash-backs to complement, window to side aspect, sink with drainer, electric oven, gas hob with extractor hood, integrated dishwasher, space for fridge/freezer.

Bedroom One

Window to rear aspect, fitted wardrobe.

Bedroom Two

Window to rear aspect.

Shower Room

Walk in shower, floating wash hand basin, heated towel rail, plumbing for washing machine.

Outside

Balcony

Overlooking well-maintained communal gardens.

Parking

Off-street residents parking.

Garage

Up and over door, additional outside storage shed.

Communal Grounds

Well-maintained communal gardens.







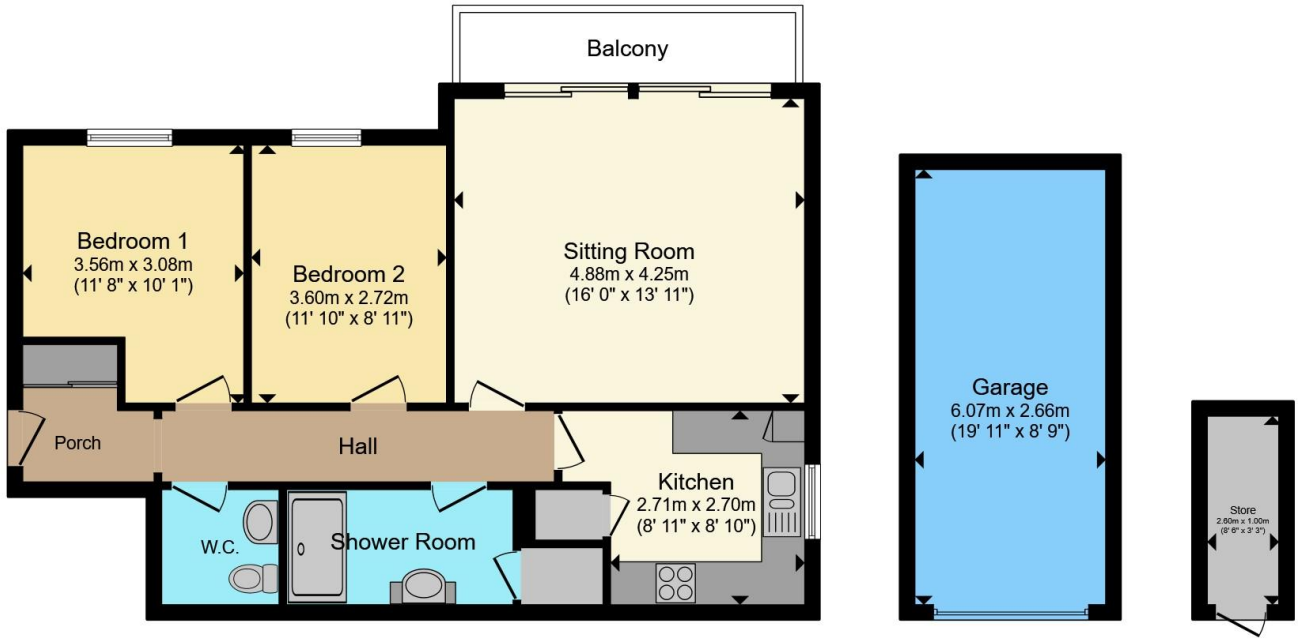












First Floor **Outbuilding**

Total floor area 88.4 m² (951 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: C

Council Tax Band: E

Service Charge: 3000.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315197

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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