

Connells

Penn House High Street Rickmansworth

Penn House High Street
Rickmansworth WD3 1EP

for sale guide price
£275,000







Property Description

** NO UPPER CHAIN **

Connells are delighted to bring this beautifully presented upper-floor one bedroom apartment, ideally positioned just footsteps from Rickmansworth Town Centre. Finished in a neutral and contemporary style, offering spacious, light filled interiors throughout, the accommodation comprises a welcoming entrance hallway leading through to an open plan kitchen/reception room with modern fitted units and integrated appliances. The property is completed by a generous double bedroom with fitted wardrobes and a stylish four-piece bathroom suite, with the added benefit of allocated parking and an outdoor storage cupboard.

Perfectly located in the heart of Rickmansworth, Penn House is an excellent opportunity for first time buyers, young professionals or investors alike. A wide range of shops, cafés, bars and restaurants are all within easy walking distance, while commuters will appreciate the excellent transport links, including the Metropolitan Line providing swift access to Central London in approximately 35 minutes. The popular and vibrant town of Watford is also just a short drive away providing further amenities, eateries, entertainment and recreational facilities.

Entrance Hall

Front door.

Living Room / Kitchen

Windows to front aspect, velux window to side aspect, television point, telephone point, electric radiator, storage cupboard.

Fitted kitchen comprised of wall and base units with work surfaces to complement, sink with drainer, electric oven and hob with extractor hood, integrated washing machine and fridge/freezer.

Bedroom One

Velux window to side aspect, fitted wardrobes, electric radiator.

Bathroom

Velux window to front aspect, shower cubicle, free standing bath with mixer taps, WC, vanity wash hand basin, heated towel rail.

Outside

Parking

One allocated off-street parking space.

Storage

Outside storage cupboard.

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.







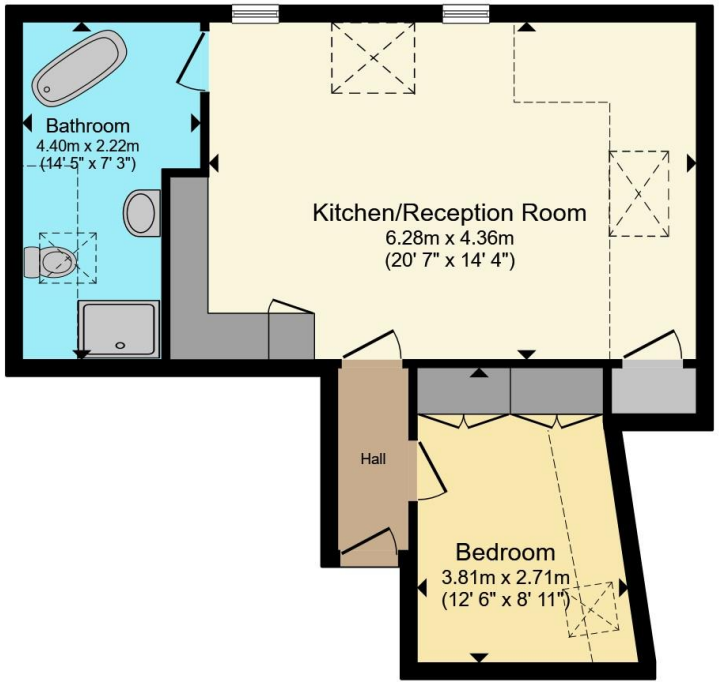




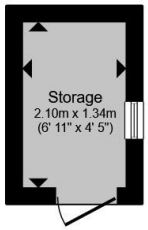








Floor Plan



Outbuilding

Total floor area 54.2 m² (583 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

Connells

To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: C

Council Tax Band: D

Service Charge: 1920.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315218

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. 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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