



58 Longcroft Road, Maple Cross, Rickmansworth, WD3 9TR  
Guide Price: £289,000 Leasehold

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# About the property

A well-presented second floor two-bedroom apartment.

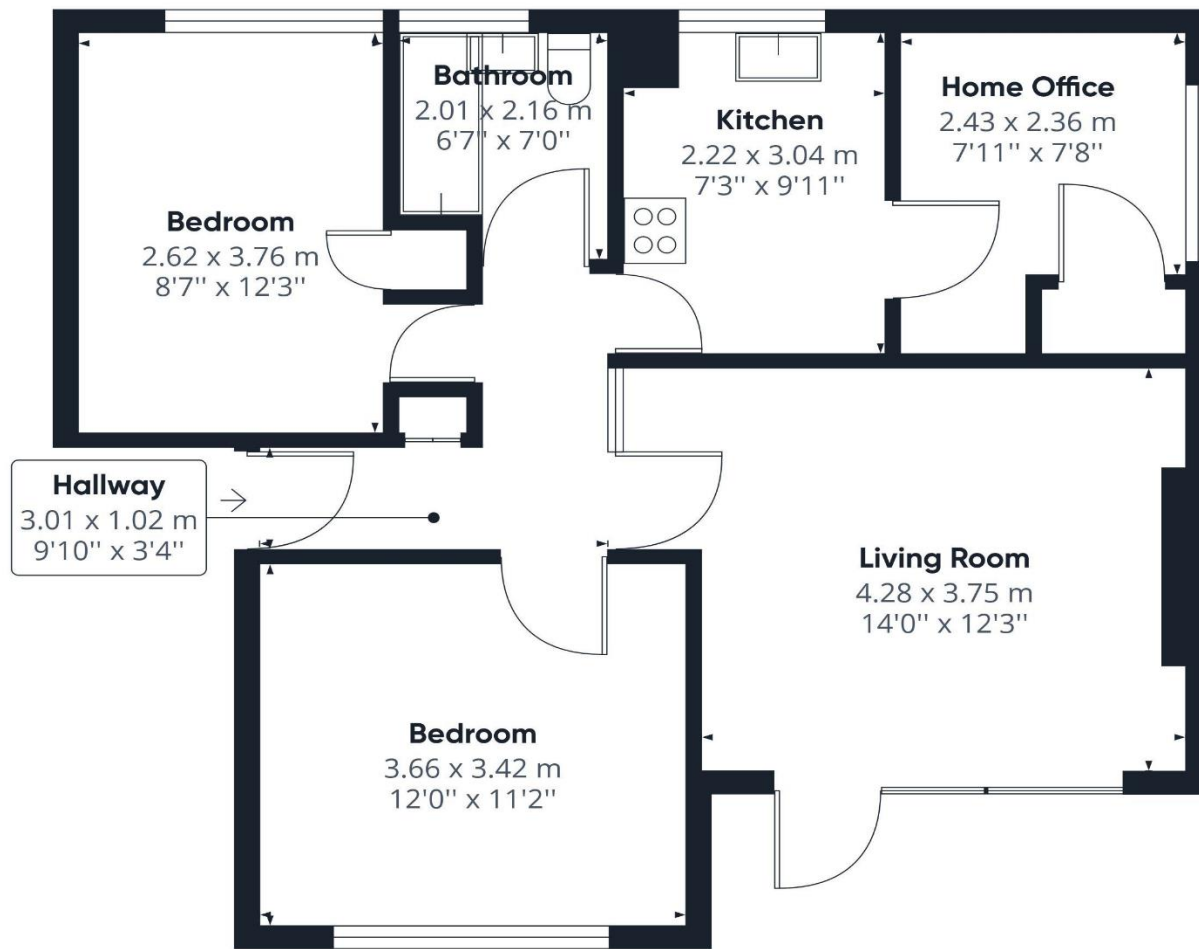
The apartment comprises of an entrance hallway with two double bedrooms and a good-sized living and dining room, with access to the balcony. There is also a bathroom with shower over bath, a kitchen and good-sized home office which can also be used as a utility room. The apartment is ideally situated with good access to the M25 but also close to plenty of greenery, giving ideal opportunities to escape into the countryside but still within a good distance to shops.



- Two double bedrooms
- Balcony

- Home office
- Well – presented throughout

- On street parking
- Close to M25



**Approximate total area<sup>(1)</sup>**  
64.05 m<sup>2</sup>  
689.45 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



**Local Authority:** Three Rivers Council  
**Council Tax:** C  
**Approximate floor area:** 689.45sqft  
**Tenure:** Leasehold  
**Ground rent:** £10 per annum  
**Service Charge:** approximately £850 per annum

**Nearest Station:** Rickmansworth Station, 2.4 miles  
**Distance to Town Centre:** 2.3 miles to Rickmansworth  
**Nearest Motorway:** 1.4 miles to M25

## Area Information

Maple Cross is a popular village ideally situated on the edge of Rickmansworth Town. Maple Cross has a selection of local shops, a good primary school and excellent transport links to the M25, M1 and M40 motorways providing easy access to London and Heathrow Airport.

Rickmansworth has plenty of countryside nearby for walks and cycling but is also close enough to London to offer residents the chance of the hustle and bustle of the big city. One of Rickmansworth's most popular destinations is the 41 hectares of Local Nature Reserve The Aquadrome, with Lakes, woodland, children's play area and the popular Café in the Park. There are plenty of leisure facilities within the area including an array of golf courses, health clubs and swimming pools.

There are multitude of local shops in Rickmansworth including smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a large Waitrose. Restaurants such as Zaza's and Masala Bowl are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Atria shopping centre is 15 minutes by car.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	65 D
39-54	E		
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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