



22 Franklins, Maple Cross, Rickmansworth, WD3 9SY

Asking price £295,000

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# About the property

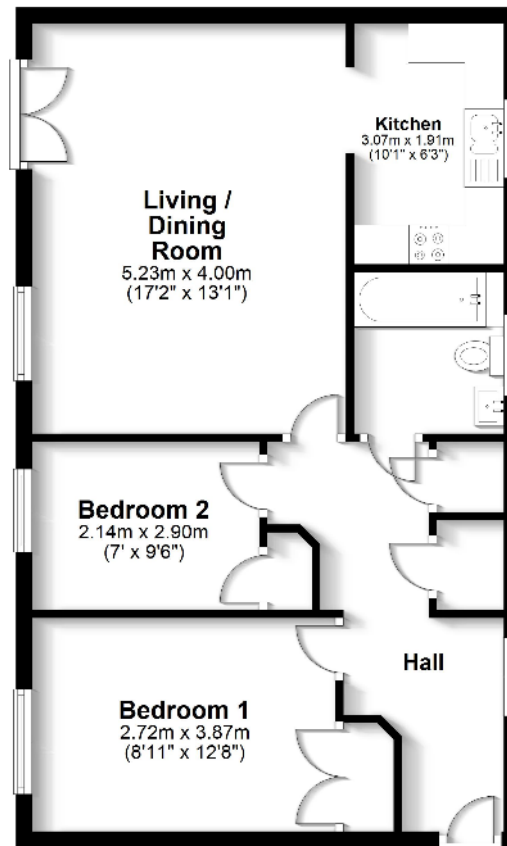
This beautifully modern two bedroom apartment is situated in the popular Franklins development in Maple Cross and is available to purchase at a 50% share through the shared ownership scheme or as a privately owned property for the full market value. This property offers two double bedrooms, both with fitted wardrobes, a stylish family bathroom and a spacious living/dining area leading to a modern kitchen. As well as a light and airy space, this home also benefits from a Juliet balcony with farmland views and ample storage with loft access and two storage cupboards, one of which is currently used as a study. The fixed price shown represents the full market value of the property.



- Juliet balcony
- Loft access
- Stylish interior
- No upper chain

## Second Floor

Approx. 61.9 sq. metres (665.8 sq. feet)



Total area: approx. 61.9 sq. metres (665.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages and outbuildings but excl car ports.  
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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 District Council

Council Tax: C

Approximate floor area: 747 sq ft

Tenure: Leasehold 110 years

Service charge: £163.28 per month

Nearest Station: 2.1 miles to Rickmansworth

Distance to Town Centre: 2.1 miles to Rickmansworth

Nearest Motorway: 1.1 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.

Being just a 5-10 minute drive to Rickmansworth town centre, you will find a bustling high street filled with a range of local businesses, from cafes like Cinnamon Square and Cafe Deli 122, to the popular Italian restaurant Maurizios. There are also a number of local pubs. The Coach and Horses, The Fox & Hounds and The Feathers to name a few. Offering a lively atmosphere with live music, great food and events through the year.

Rickmansworth Station has direct transport links into central London via the Metropolitan Line, offering commuters a short 35 minute train journey into the capital.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	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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