



## A LUXURY FIRST FLOOR ONE BEDROOM APARTMENT

---

Austin Court, 331 Uxbridge Road, Rickmansworth, Hertfordshire, WD3 8DS

**ROBSONS**

# A LUXURY FIRST FLOOR ONE BEDROOM APARTMENT

Austin Court, 331 Uxbridge Road, Rickmansworth, Hertfordshire, WD3 8DS

- HALLWAY
- RECEPTION ROOM
- KITCHEN
- BATHROOM
- COMMUNAL OUTSIDE AREA
- SECURE UNDERGROUND PARKING SPACE

## Description

Robsons are pleased to showcase this contemporary style one bedroom first floor apartment with a secure allocated parking space and within easy reach of local amenities and transport links.

The entrance hallway leads to a modern reception room with wooden flooring, spotlights, stylish storage units and built in wooden shutters. The kitchen is off the reception room and boasts a range of fitted units providing ample storage space and integrated appliances.





There is a well-appointed, double bedroom with fitted, mirrored wardrobes and modern shutters and a fully tiled bathroom.

Externally, this stunning apartment comes with one secure, undercover parking space and a communal outside area to enjoy.

### **Location**

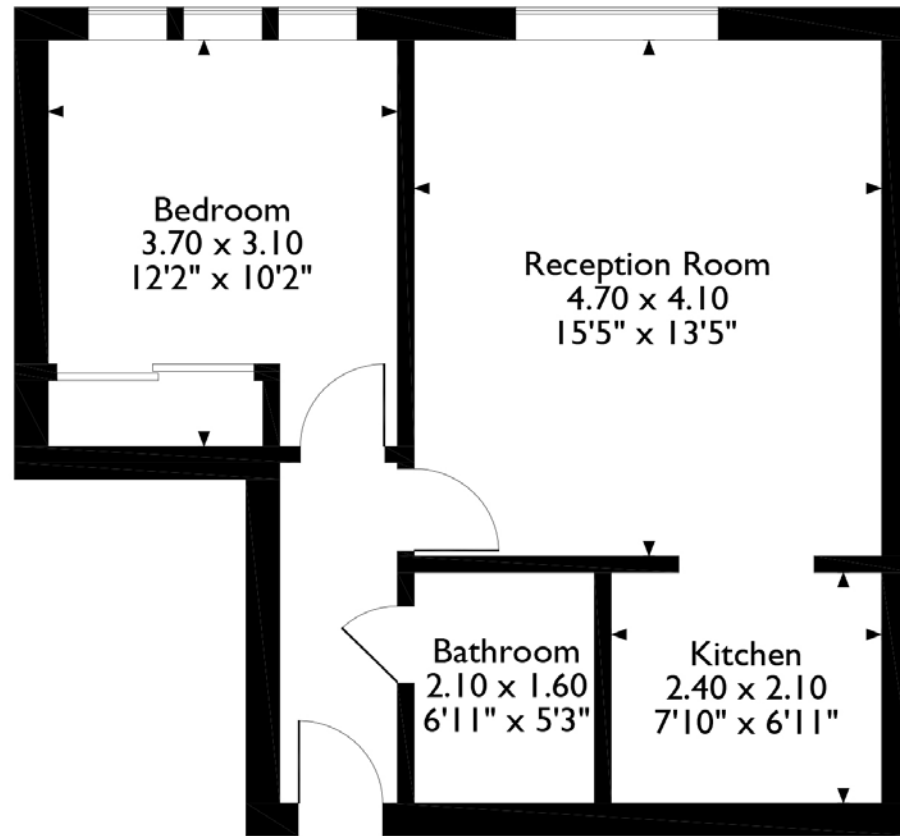
Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junction 17 and 18, connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing.

### **Additional Information**

Tenure: Leasehold  
Lease Length: 115 years  
Service Charge: £1,272.31 pa  
Ground Rent: £200.00 pa  
Local Authority: Three Rivers District Council  
Council Tax: Band C  
Energy Efficiency Rating: Band B



Austin Court, 331 Uxbridge Road Mill End, Rickmansworth, Hertfordshire  
Approximate Gross Internal Area  
45 Sq M/484 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



130 High Street, Rickmansworth, Hertfordshire, WD3 1AB  
Tel: 01923 777762 rickmansworth@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1