



**A WELL PRESENTED TWO BEDROOM DUPLEX MAISONETTE IN DESIRABLE LOCATION**

Burlington House, Goral Mead, Rickmansworth, Hertfordshire, WD3 1BP

**ROBSONS**

## A WELL PRESENTED TWO BEDROOM DUPLEX MAISONETTE IN DESIRABLE LOCATION

- RECEPTION ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- COMMUNAL GARDENS & PARKING
- GARAGE
- LONG LEASE

### Description

A well-presented, two-bedroom purpose-built duplex maisonette situated in the heart of Rickmansworth. The property is split level over the ground and first floors and is situated within easy reach of local amenities, schools and excellent transport links.

The property comprises an entrance hallway with stairs to the first floor. There is a front aspect modern and well-equipped kitchen offering a variety of fitted units and integrated appliances and a spacious reception room with a French door opening out to a small patio area and the beautiful communal gardens.





To the first floor there are two well-appointed double bedrooms with one benefitting from fitted wardrobes and a family bathroom.

Externally, the duplex maisonette benefits from its own garage, well maintained communal gardens and communal parking.

### **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 Term: 959 Years

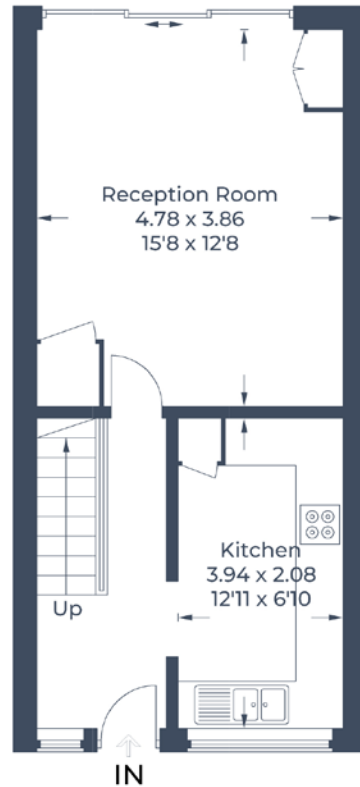
Service Charge: £1,656 pa

Local Authority: Three Rivers District Council

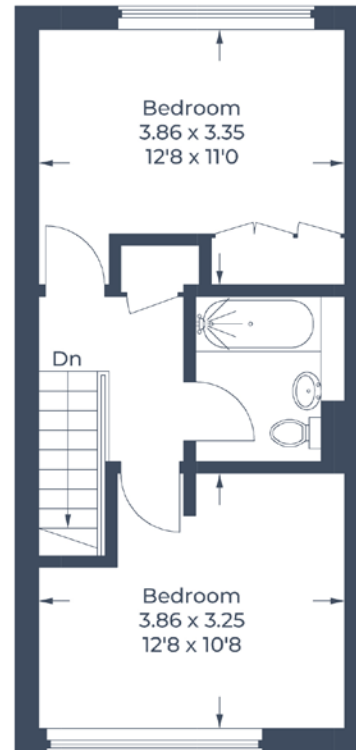
Council Tax: Band C



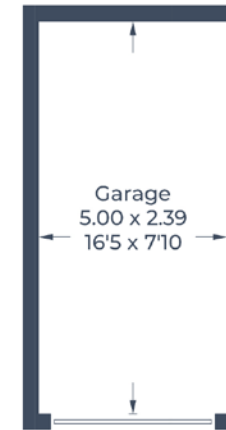
Approximate Gross Internal Area  
Ground Floor = 35.3 sq m / 380 sq ft  
First Floor = 34.7 sq m / 373 sq ft  
Garage = 12.0 sq m / 129 sq ft  
Total = 82.0 sq m / 882 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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