



Astoria House, Goral Mead, Rickmansworth, WD3 1BP

Offers over: £350,000 Leasehold

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About the property

This is a well-presented duplex apartment in this popular town centre development of Goral Mead, Rickmansworth. The property is approached by several sets of stairs and is located across the second and third floor of this stand alone block of just six apartments.

The accommodation comprises entrance hall, leading to a fitted kitchen and living room with views over communal gardens. Upstairs are two double bedrooms both with built in cupboards, family bathroom and balcony off bedroom one.

There is residents parking and a garage in block. There are generous well kept communal gardens and the property is double glazed with central heating throughout. An internal viewing is recommended.



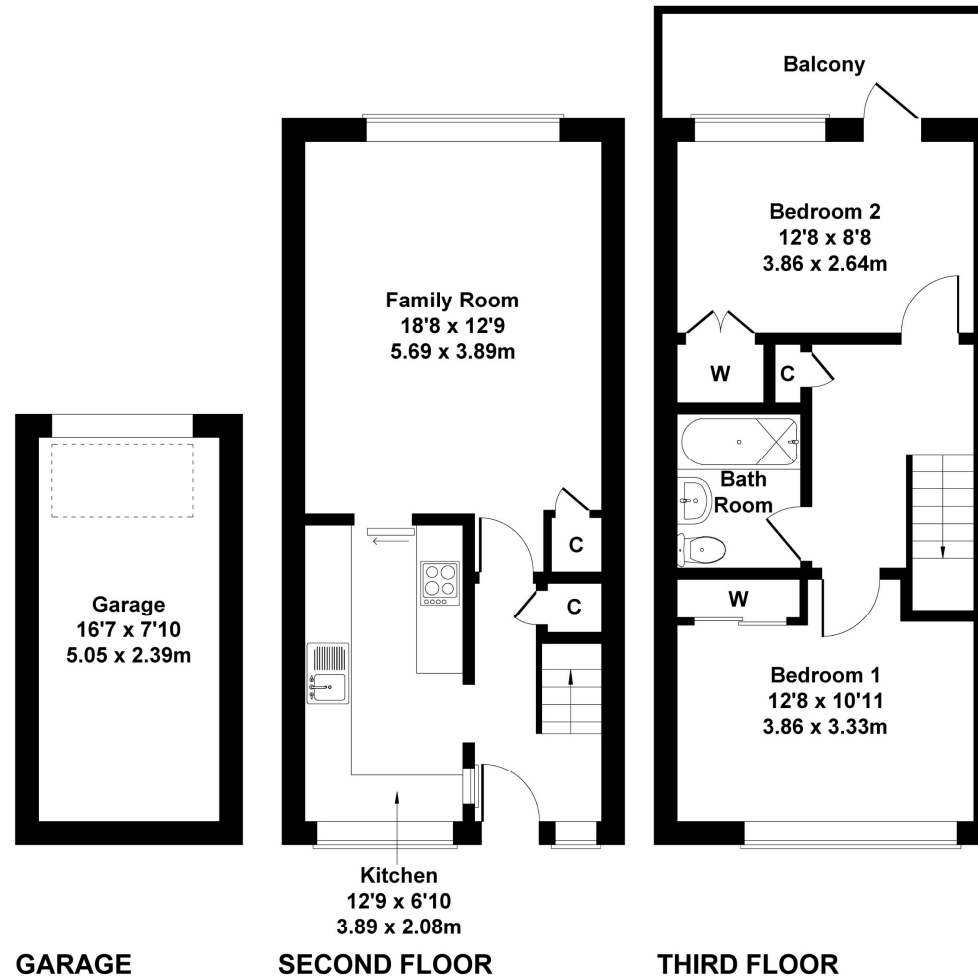
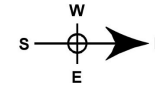
- West facing balcony
- Garage

- Two double bedrooms
- Walking distance to Rickmansworth High Street

- Family friendly communal gardens with BBQ area
- Upper floor maisonette

Astoria House, Goral Mead, Rickmansworth

Approximate Gross Internal Area
888 sq ft - 82 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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

To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

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 are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.

There are many Good and Outstanding primary, secondary and independent schools in the area such as Arnett Hills JMI, Chorleywood Primary School, Royal Masonic School and Rickmansworth School, making it a desirable area for families.

Local Authority: Three Rivers District Council

Council Tax: C

Approximate floor area: 888 sq ft

Tenure: Leasehold – 959 years remaining

Service Charge: £1,656

Nearest Station: 0.3 miles to Rickmansworth

Distance to Town Centre: 0.1 miles to Rickmansworth

Nearest Motorway: 2 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		

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