

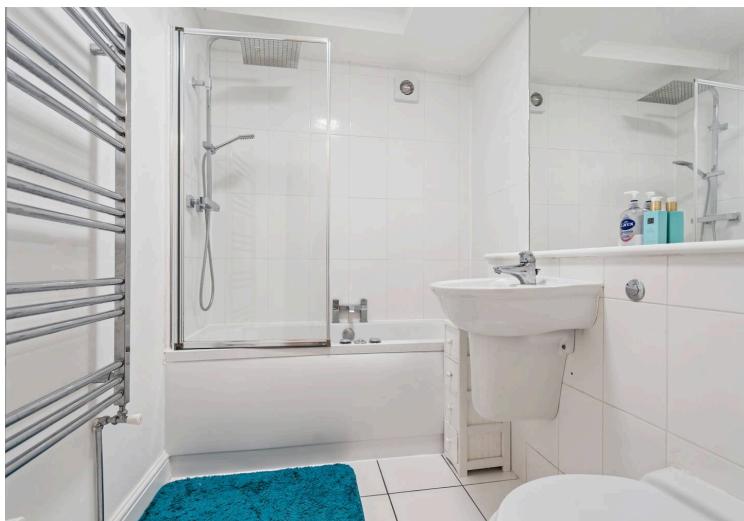


The Quadrant, Rickmansworth, WD3

£320,000 Leasehold

SPACIOUS RECEPTION ROOM • MODERN FITTED KITCHEN • LARGE DOUBLE BEDROOM • MODERN BATHROOM •
PRIVATE PATIO AREA • BEAUTIFULLY LANDSCAPED COMMUNAL GROUNDS • PERMIT PARKING AVAILABLE IN THE GATED
DEVELOPMENT • TOWN CENTRE LOCATION • CLOSE TO STATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



Situated within a private gated development, Trend & Thomas are pleased to present this spacious ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT conveniently located close to Rickmansworth High Street.

Upon entering, residents are greeted by a spacious and light-filled reception room boasting a welcoming ambience and doors leading to a private patio area perfect for relaxing in the warmer weather. The modern fitted kitchen, thoughtfully designed with both style and functionality in mind.

The large double bedroom provides a sanctuary, offering plenty of space and storage. The modern bathroom, tastefully appointed, completes the interior spaces.

Residents will also enjoy the beautifully landscaped communal grounds providing a serene escape, and offering a picturesque backdrop for peaceful contemplation.

For added convenience, permit parking is available within the development, ensuring that residents have easy access to their vehicles at all times. Superbly located with excellent transportation links nearby, this property offers seamless connectivity to the surrounding areas, making it an ideal choice for commuters and busy professionals alike.

Nearest Station: 0.4 miles – Rickmansworth Station

Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Remaining Lease Length: Approx. 105 years remaining

Annual Service Charge: Approx. £1544.27 per annum (for 2025)

Annual Ground Rent: Approx. £250.00 per annum



Approximate Gross Internal Area
48.9 sq m / 526 sq ft

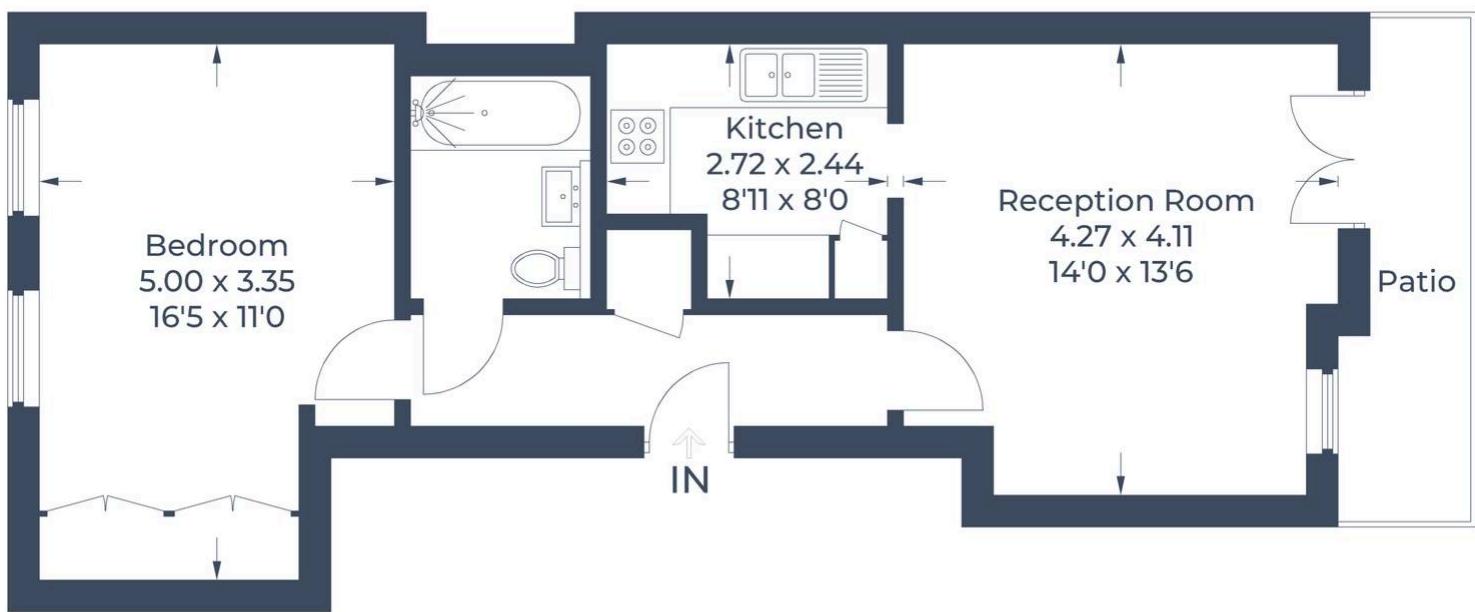


Illustration for identification purposes only,
measurements are approximate, not to scale.
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.