



## Uxbridge Road, Rickmansworth, WD3

£265,000 Leasehold

GROUND FLOOR • LIVING/DINING ROOM • MODERN FITTED KITCHEN • DOUBLE BEDROOM • MODERN BATHROOM •  
ALLOCATED PARKING SPACE • CLOSE TO SHOPS

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS



A well-presented ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT in this popular location near to local amenities.

This good-sized apartment offers a spacious living/dining room, leading to a modern fitted kitchen. There is a large double bedroom that overlooks the front and a modern bathroom.

There is an allocated parking bay with visitor spaces available on a first come, first served basis and communal grounds to the rear.

The apartment is positioned close to local amenities and bus routes, and is within a mile of Rickmansworth town centre and Metropolitan/Chiltern Line Station. Junctions 17 and 18 of the M25 can also easily be reached via a short car journey.

Nearest Station: 0.9 miles – Rickmansworth Station

Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Remaining Lease Length: Approx. TBC years remaining

Annual Service Charge: Approx. £960.00 per annum

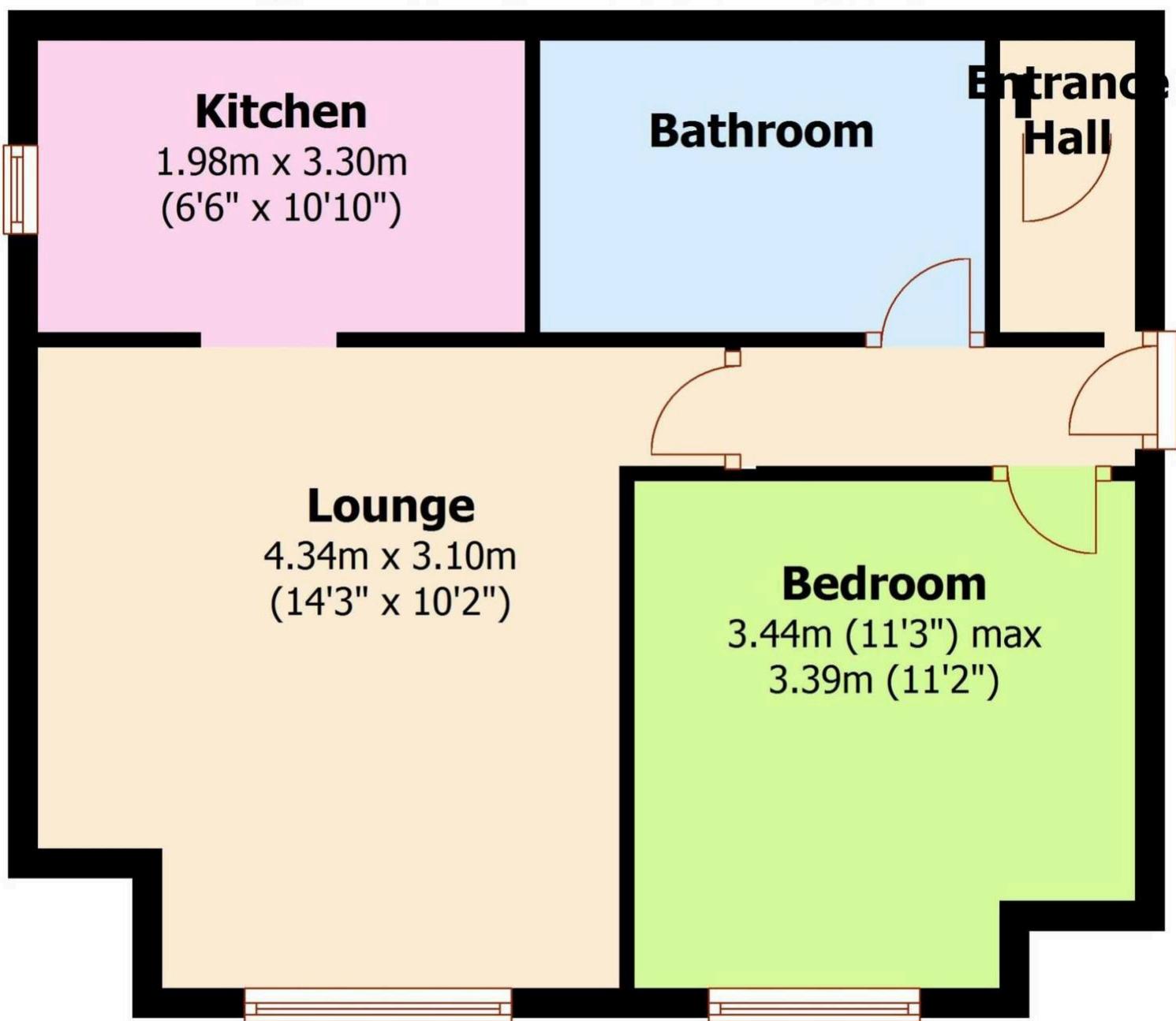
Buildings Insurance: Approx. £400.00 per annum

Annual Ground Rent: Approx. £200.00 per annum



# Ground Floor

Approx. 49.1 sq. metres (528.8 sq. feet)



Total area: approx. 49.1 sq. metres (528.8 sq. feet)

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.