



**A MODERN & STYLISH TWO BEDROOM, TWO BATHROOM DUPLEX APARTMENT  
WITH NO ONWARD CHAIN**

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

**ROBSONS**

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Hertfordshire, WD3 8DS

**SITTING/DINING ROOM • KITCHEN •  
PRINCIPAL BEDROOM WITH EN-SUITE  
SHOWER ROOM • BEDROOM TWO •  
BATHROOM • GATED UNDERGROUND  
PARKING FOR TWO VEHICLES • NO ONWARD  
CHAIN**

**Description**

This beautifully presented apartment benefits from gated underground parking for two vehicles and is ideally situated close to local amenities, reputable schools, and excellent transport links.

The property comprises a welcoming entrance hallway leading to the principal bedroom featuring a stylish en-suite shower room, a second bedroom boasting fitted wardrobes and a well-appointed family bathroom.

Stairs lead to a light and bright sitting/dining room, providing an ideal space for both relaxing and entertaining. Completing the upstairs is a modern and sleek kitchen, fitted with a comprehensive range of contemporary wall and base units along with integrated appliances.





This superb apartment offers spacious, low-maintenance living in a highly convenient location, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

### 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 cricket, football, tennis, horse riding and golf.

### Additional Information

Tenure: Leasehold

Local Authority: Three Rivers District Council

Council Tax Band:

Energy Efficiency Rating: C

Lease Term: 114 years remaining

Service Charge: £2,230 pa

Ground Rent: £250.00 pa


**PERSONAL INTEREST** We hereby disclose that a Personal Interest exists which constitutes a Declarable Interest under the Estate Agents Act 1979.

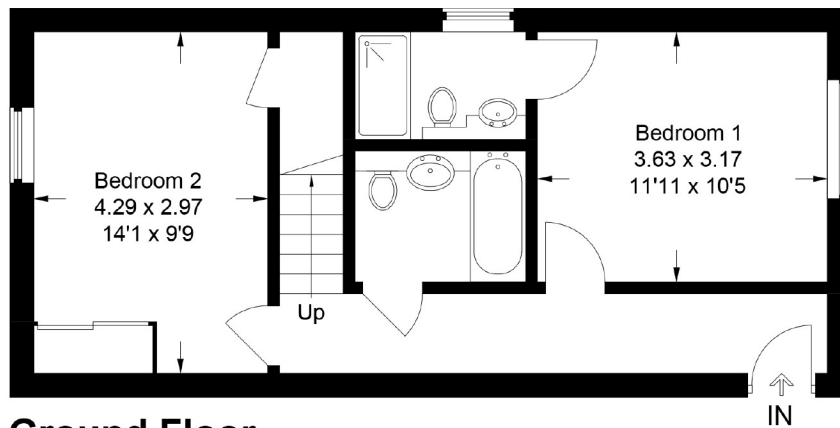
For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 777762.



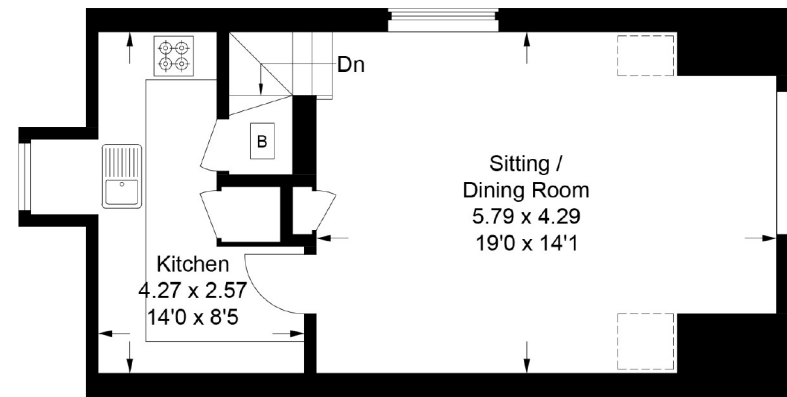
Approximate Gross Internal Area  
 Ground Floor = 43.1 sq m / 464 sq ft  
 First Floor = 37.6 sq m / 405 sq ft  
 Total = 80.7 sq m / 869 sq ft



 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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