



## A LUXURY TWO BEDROOM, TWO BATHROOM DUPLEX APARTMENT

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

**ROBSONS**



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- ENTRANCE HALL
- BEDROOM 1 WITH EN-SUITE SHOWER ROOM
- BEDROOM 2
- BATHROOM
- SITTING/DINING ROOM
- KITCHEN
- UNDERGROUND PARKING FOR TWO VEHICLES

### Description

A stunning two bedroom duplex apartment boasting contemporary interiors throughout. The property comprises an entrance hall, bathroom, master bedroom with en-suite and a further generous bedroom. To the first floor is a 19' sitting/dining room and a kitchen. The property is completed with secure underground parking spaces for two vehicles.







### 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. Rickmansworth Aquadrome is well catered for walks, sailing, fishing and water skiing sports.

### Additional Information

Version 1.

Guide Price: Price on Application

Tenure: Leasehold

Local Authority: Three Rivers District Council


Energy Efficiency Rating: Band B

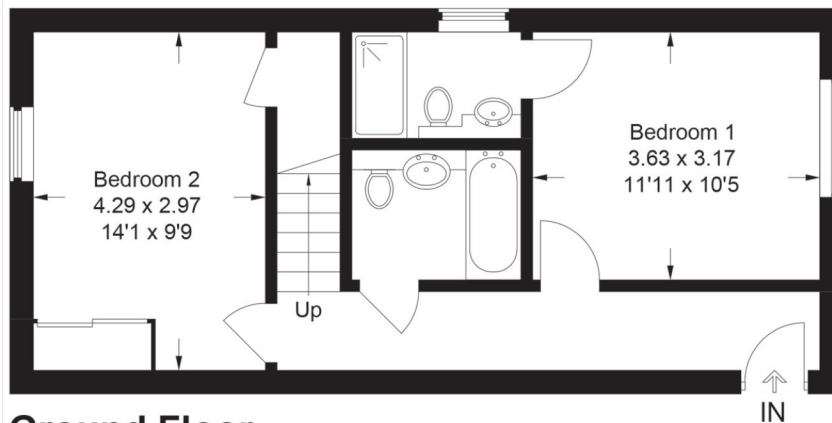




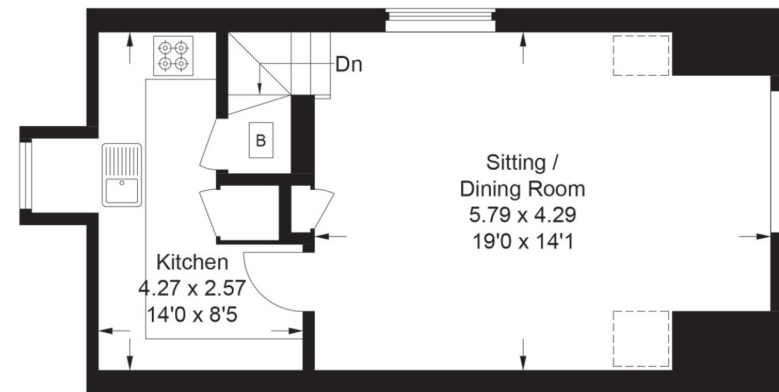
Approximate Gross Internal Area  
 Ground Floor = 43.1 sq m / 464 sq ft  
 First Floor = 37.6 sq m / 405 sq ft  
 Total = 80.7 sq m / 869 sq ft



 = 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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