



A WELL-PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT WITH A GARAGE & NO ONWARD CHAIN

Colne Mead, Rickmansworth, Hertfordshire, WD3 8DX



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**RECEPTION ROOM WITH A BALCONY •
KITCHEN • TWO BEDROOMS • SHOWER
ROOM • WC • REAR GARDEN • GARAGE •
LONG LEASE • NO ONWARD CHAIN**

Description

A spacious and well-presented two-bedroom ground floor apartment with a garage and no onward chain, ideally situated in a quiet and sought-after residential area. Offering a practical layout and excellent convenience, this property is perfect for first-time buyers, downsizers, or investors alike.

The accommodation comprises a welcoming entrance hall with a WC, leading through to a bright and spacious reception room with a French door opening out to a balcony. The fitted kitchen is well-appointed with a range of units and work surfaces, offering ample storage and space for free-standing appliances.





There are two well-proportioned bedrooms, both benefiting from natural light, along with a shower room.

Externally, the property enjoys well-maintained garden and the added benefit of a private garage which can be accessed via the apartment, providing secure parking or additional storage.

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 rugby, cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing.

Additional Information

Tenure: Leasehold

Local Authority: Three Rivers District Council

Council Tax Band: D

Energy Efficiency Rating: D

Service Charge: 1,200 PA

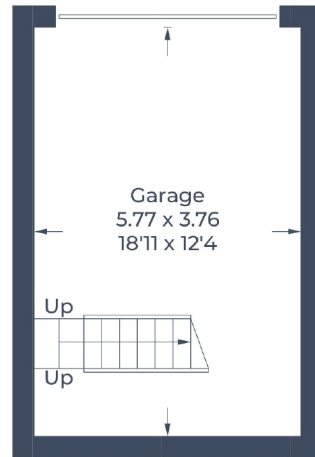
Ground Rent: £100.00 PA

Lease Term: 124 Years Remaining

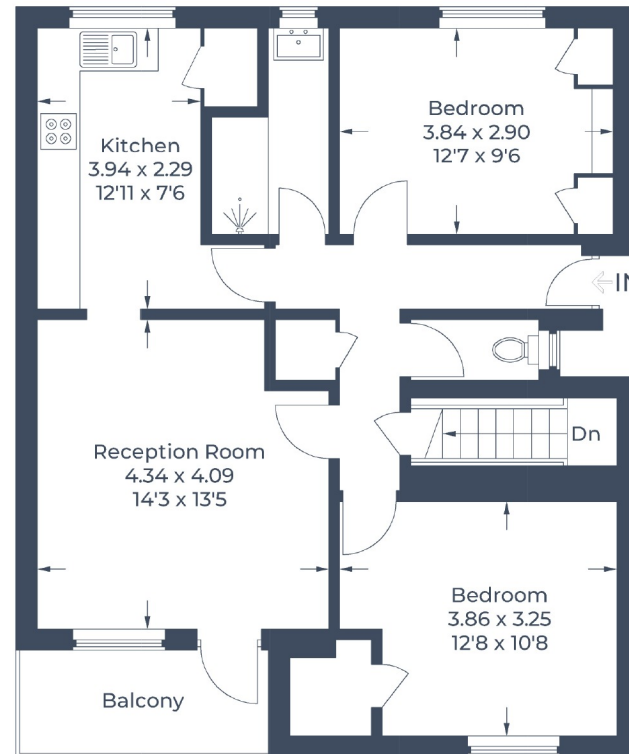
For additional information, please refer to www.robsonswb.com or call us on: 01923 777762.



Approximate Gross Internal Area
Lower Ground Floor = 21.6 sq m / 232 sq ft
(Including Garage)
Ground Floor = 74.0 sq m / 796 sq ft
Total = 95.6 sq m / 1,028 sq ft



Lower Ground Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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