



A SPACIOUS TWO BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT WITH A PRIVATE BALCONY

Durrants House, Gloucester Court, Croxley Green, Hertfordshire, WD3 3FT

ROBSONS

Durrants House, Gloucester Court, Croxley Green,
Hertfordshire, WD3 3FT

**SITTING ROOM WITH PRIVATE BALCONY •
DINING ROOM • KITCHEN • PRINCIPAL
BEDROOM WITH EN-SUITE • SECOND
DOUBLE BEDROOM • FAMILY BATHROOM •
COMMUNAL GROUNDS • TWO ALLOCATED
PARKING SPACES • LONG LEASE**

Description

A beautifully presented first-floor apartment offering approximately 939 sq ft of bright and spacious accommodation with two bathrooms, two allocated parking spaces and a large balcony, ideally situated within the sought-after Durrants House development. This property is within easy reach of local amenities, transport links and excellent schools.

Designed with modern living in mind, this impressive two-bedroom, two-bathroom apartment features a generous open-plan living and dining room with direct access to a private balcony, providing an excellent space for both everyday living and entertaining. The contemporary fitted kitchen is well equipped with a range of integrated appliances and ample storage.





The principal bedroom is generously proportioned and benefits from fitted wardrobes and an en-suite shower room, while the second double bedroom is served by a well-appointed family bathroom, making the apartment equally suited to professionals, downsizers or those requiring guest accommodation.

The property offers beautiful communal grounds to enjoy and two allocated car parking spaces one of which is under a car port.

This is an excellent opportunity to acquire a spacious and well-appointed apartment in one of Rickmansworth's most desirable residential developments.

Location

Durrants House enjoys a convenient location close to local amenities, cafés and restaurants, with Rickmansworth town centre and the Metropolitan and Chiltern Line station within easy reach, offering excellent connections into London. The nearby Aquadrome and surrounding countryside provide an abundance of green open space for leisure and recreation.

Additional Information

Tenure: Share of Freehold

Local Authority: Three Rivers District Council

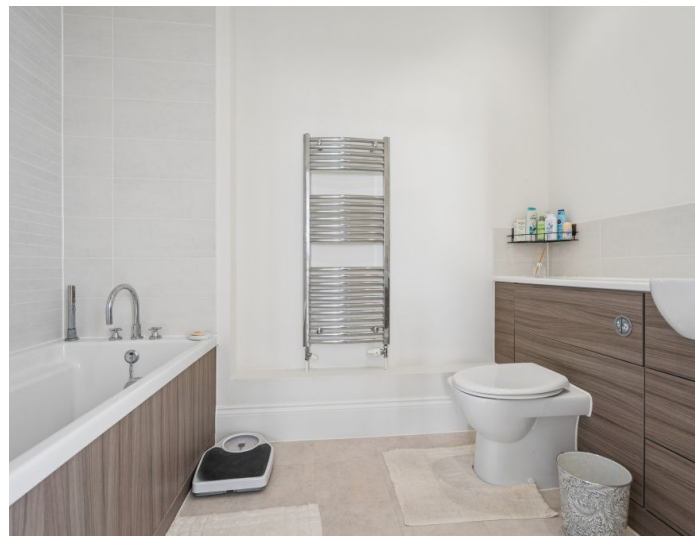
Council Tax Band: E

Energy Efficiency Rating: D

Lease Term: 999 years from 1/1/2014

Service Charge: £5,434 pa

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



Approximate Gross Internal Area = 87.2 sq m / 939 sq ft

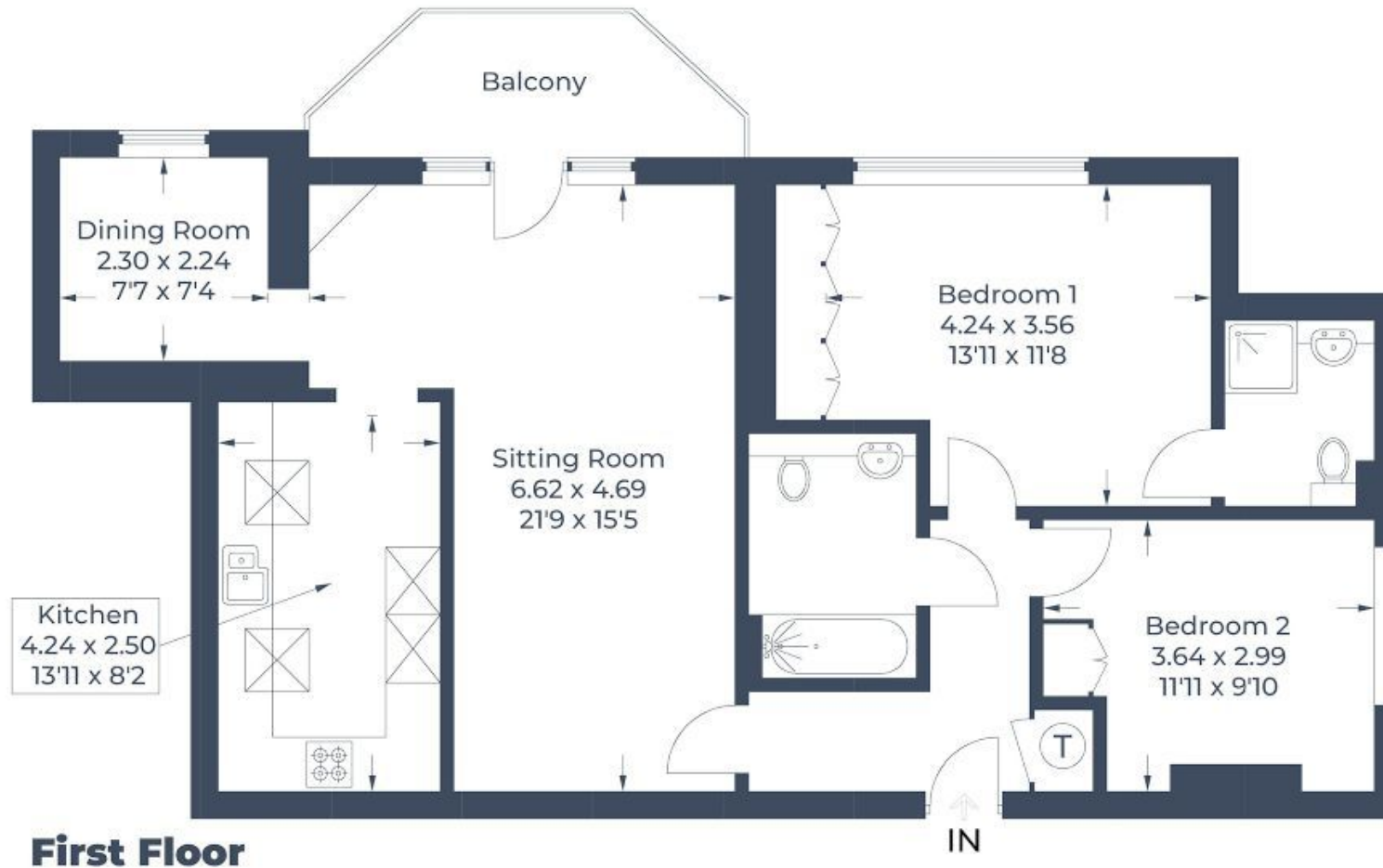


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing

ROBSONS

130 High Street, Rickmansworth WD3 1AB
Tel: 01923 777762 Email: rickmansworth@robsonswb.com
www.robsonswb.com

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.