





Swan Close, Rickmansworth, WD3

Offers In Excess Of £300,000 Leasehold

CHAIN FREE FIRST FLOOR APARTMENT • 18' LIVING/DINING ROOM • MODERN FITTED KITCHEN • TWO DOUBLE BEDROOMS • MODERN BATHROOM • ALLOCATED PARKING SPACE • GATED DEVELOPMENT • COMMUNAL GROUNDS • TOWN CENTRE LOCATION

TREND & THOMAS

ESTATE AGENTS SURVEYORS & VALUERS











A well-presented TWO DOUBLE BEDROOM FIRST FLOOR FLAT, situated in a gated development within Rickmansworth Town Centre.

Upon entry, the property unveils a spacious 18' living/dining room, ideal for relaxing in style. The modern fitted kitchen, offers a seamless fusion of functionality and style for the discerning homeowner. Stepping into the two double bedrooms, residents are greeted with tranquillity and comfort, with the main bedroom benefitting from built-in wardrobes and the bathroom is modern and fitted with a white three-piece suite.

The property has one allocated parking space within the development, ensuring convenience in a busy town centre setting.

Positioned around the corner from Rickmansworth High Street and less than five minutes' walk from Rickmansworth's Metropolitan/Chiltern Line station. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a drive to Junctions 17 or 18.

Nearest Station: 0.2 miles - Rickmansworth Station

Council Tax band: D Approx. £2404.73 2026-2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

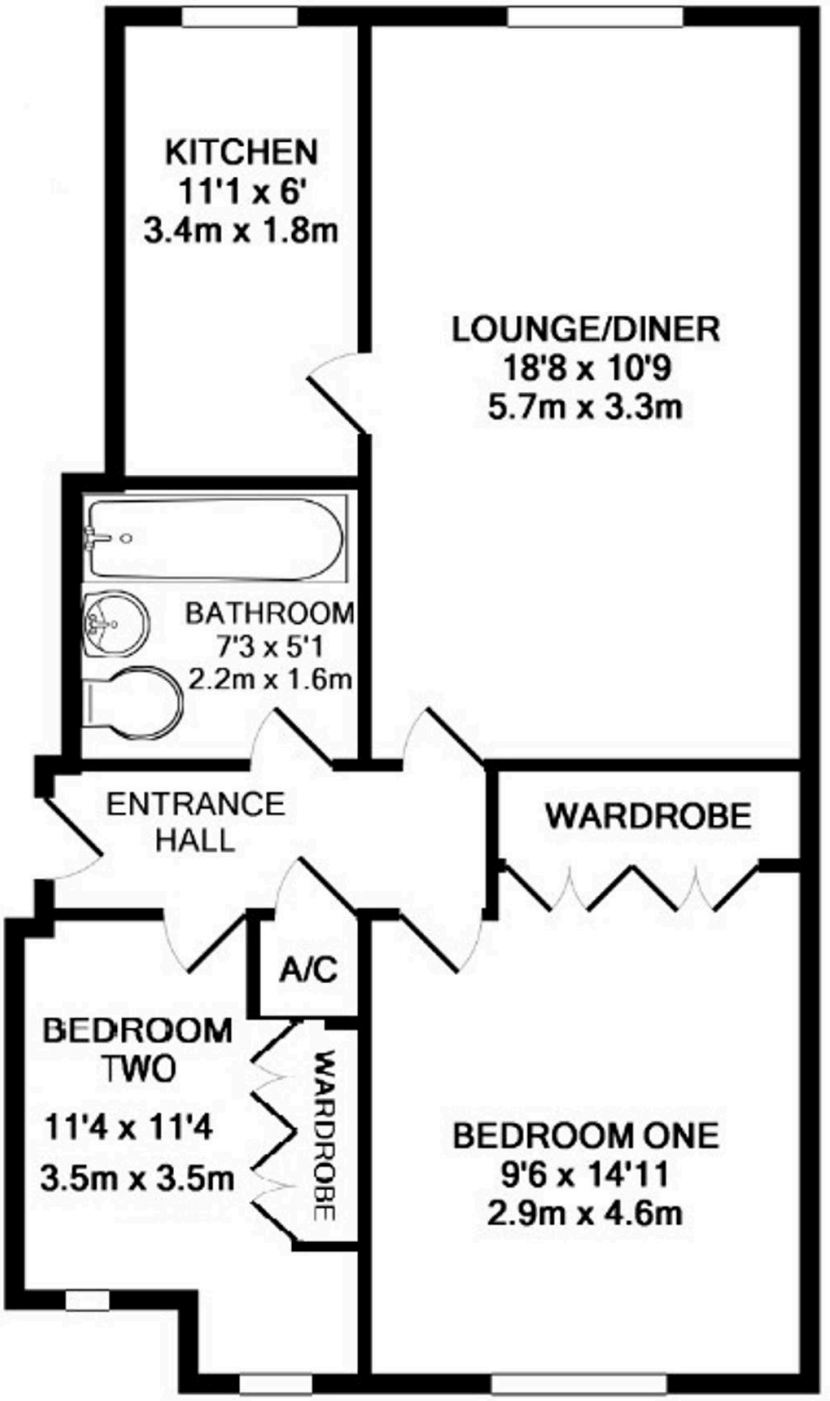
Remaining Lease Length: Approx. 93 years remaining

Annual Service Charge: Approx. £1,200.00 per annum

Annual Ground Rent: Approx. £240.00 per annum







MALLARD COURT, SWAN CLOSE, RICKMANSWORTH
TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.