

JOHN ROBERTS & Co
estate agents

2 The Grange, Rickmansworth, WD3 4EG

Guide Price £420,000

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2 The Grange

Rickmansworth, WD3 4EG

- BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT
- MINUTES' WALK FROM TOWN CENTRE AND STATION
- WELL APPOINTED KITCHEN
- LARGE BATH/SHOWER ROOM AND SEPARATE GUEST CLOAKROOM
- SHARE OF FREEHOLD AND NO ONWARD CHAIN
- DIRECT ACCESS TO PATIO AND COMMUNAL GARDENS
- SPACIOUS SITTING ROOM AND SEPARATE DINING ROOM
- TWO BEDROOMS
- PRIVATE GARAGE AND INTERNAL STORE ROOM
- EPC: C

A beautifully presented two-bedroom apartment is situated in the most sought-after position on the ground floor with direct access to the communal garden. The Grange is a prestigious development of just ten apartments, located just off Nightingale Road, a few minutes' walk from Rickmansworth station and town centre.
This highly desirable apartment has a charming, spacious sitting room boasting sliding doors leading onto the patio and shared lawned garden. It has a separate dining room with an arched entrance to a well-equipped kitchen with integrated appliances, two bedrooms and a well-appointed bathroom with shower enclosure, and cupboard housing the washing machine. In addition there is a separate guest cloakroom.
There is a useful, large storage cupboard in the communal hallway. The property also comes with its own garage in a block close by. It has the added benefit of no onward chain.





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SITUATION:
This property enjoys access to Rickmansworth town centre, with its selection of schools and shops. For the commuter, Rickmansworth has its own railway station, which provides a Metropolitan Line/Chiltern Railways service into London. For those who drive, there is access to the M25 at Junctions 17 and 18. Schooling for children of all ages is available within the district. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park and The Grove. The 100 acre Aquadrome consisting of three lakes, grassland and woodland provides an ideal location for walking, cycling, fishing and numerous watersports.

VIEWINGS:
By appointment only please via the Vendors' Agents, John Roberts & Co. 47B, Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.
Opening times: Monday to Friday 9:00am to 6:00pm Saturday 9:00am to 4:00pm.

TENURE:
Share of Freehold:
Lease 955 years remaining.
Service Charge - TBC

COUNCIL:
Three Rivers DC - Council Tax Band: E





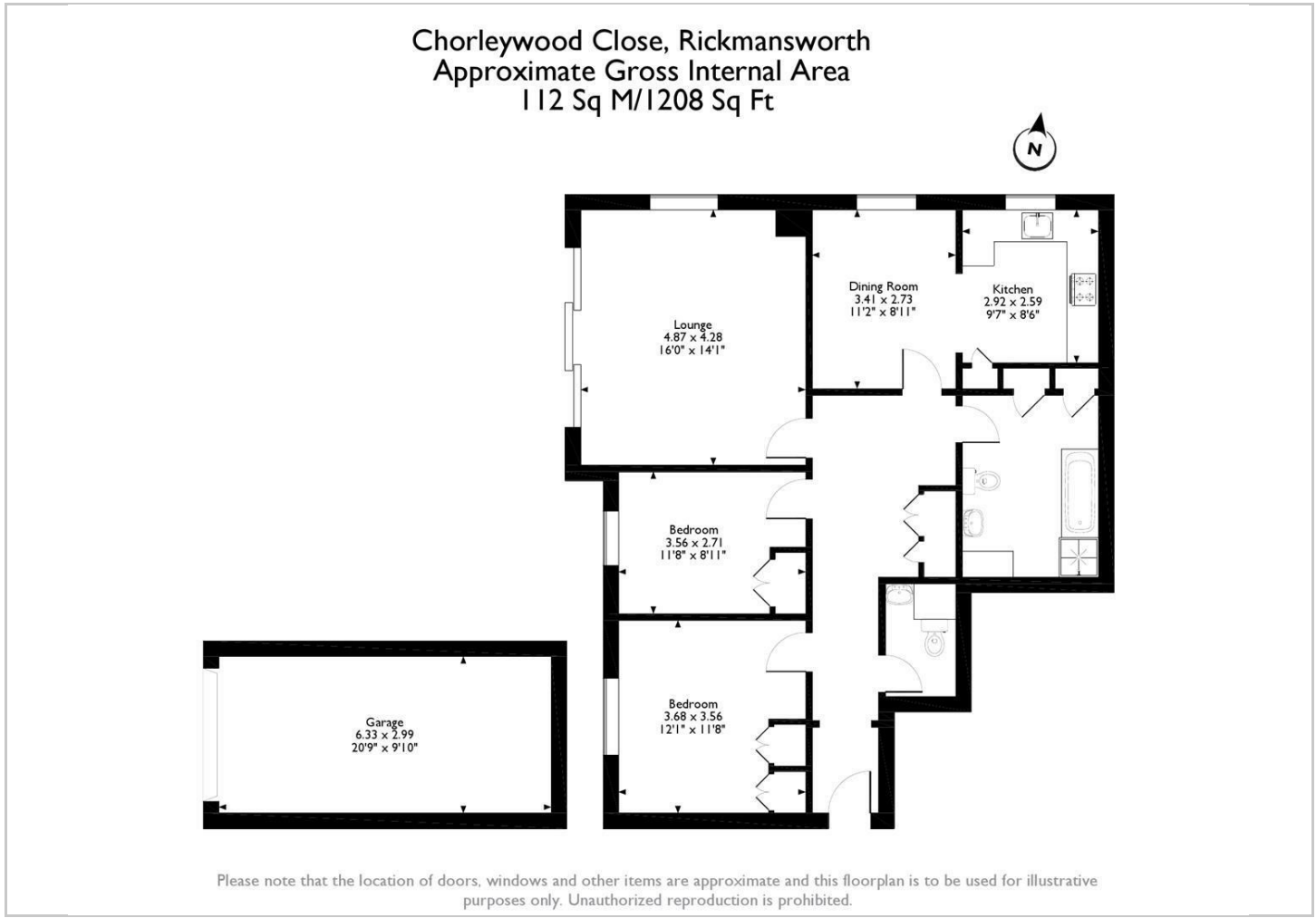




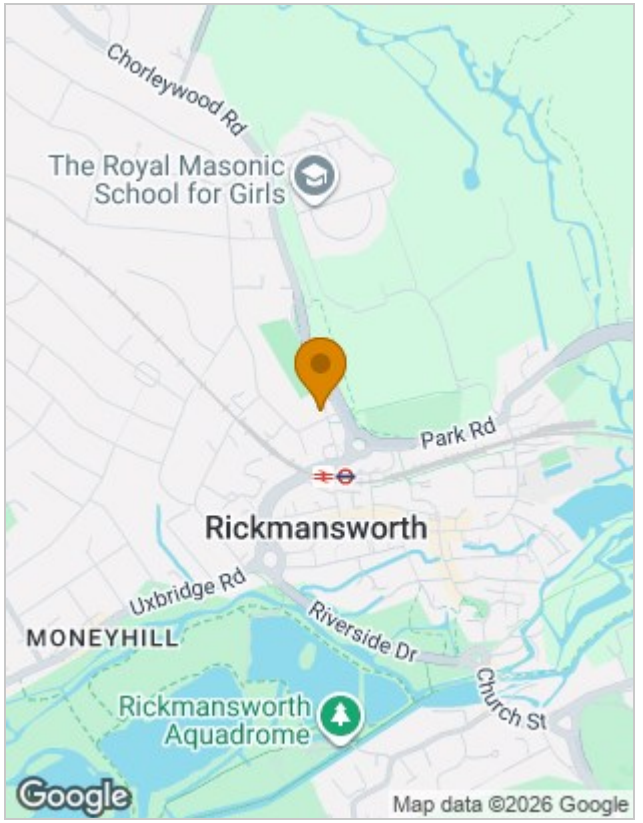




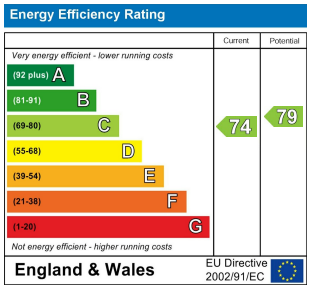
Floor Plans



Location Map



Energy Performance Graph



Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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