



Stunning, two bedroom apartment with private garden.

**Woodchester Court, 36 Rickmansworth Road, Northwood, Middlesex, HA6 2HE**

Leasehold

**savills**



Two double bedrooms • Chain free • Secure parking • South facing garden • About 0.5 miles to town centre • Underfloor heating • Phone entry system • Feature LED lighting

#### About this property

Built in 2019, this beautifully presented ground floor two bedroom apartment with a South facing garden and secure undercroft parking is conveniently located within a sought after development just 0.5 miles from Northwood station and town centre.

The property is accessed through an inviting and well maintained communal hallway which leads in turn to the front door. The spacious entrance hall provides access to all the rooms. There is a large open plan kitchen/dining/sitting room in excess of 27 feet in length with views and access to the private garden and communal gardens beyond. The high specification kitchen is a real feature with plenty of base and cupboard units and attractive stone work surfaces with matching upstand. Appliances are by Siemens and include an oven, microwave and hob. The kitchen is complete with an integrated fridge/freezer, dishwasher and wine cooler.

Bedroom one is a spacious double room with floor to ceiling windows and doors with direct access to the private patio area. This bedroom has fitted wardrobes with plenty of storage.

The second bedroom is currently used as a study but could be changed to a spacious second double bedroom if desired. It has a built in cupboard and again benefits from views over the gardens.

The family bathroom has a light and contemporary finish with mostly tiled floors and walls. Sanitary-ware is by Roca and includes a WC, basin and bath/shower. The apartment is complete with a large and useful storage/utility cupboard located off the hallway with plumbing to house a washing machine/dryer.

To the front, the sunny private garden is a real asset. This is accessed from both the living room and the principal bedroom with low maintenance flagstone paving and a variety of shrubs and small trees providing a large amount of privacy and seclusion. It is has a sunny South facing aspect and views to the beautifully maintained communal gardens beyond.

To the rear of the development are additional professionally landscaped communal gardens that include a combination of artificial grass, lawn grass and flagstone patio bordering the development. There is gated undercroft parking with one allocated space for the apartment and a car charging facility within the parking area.

#### Tenure

Leasehold

#### Local Authority

London Borough of Hillingdon

EPC rating = B

#### Viewing

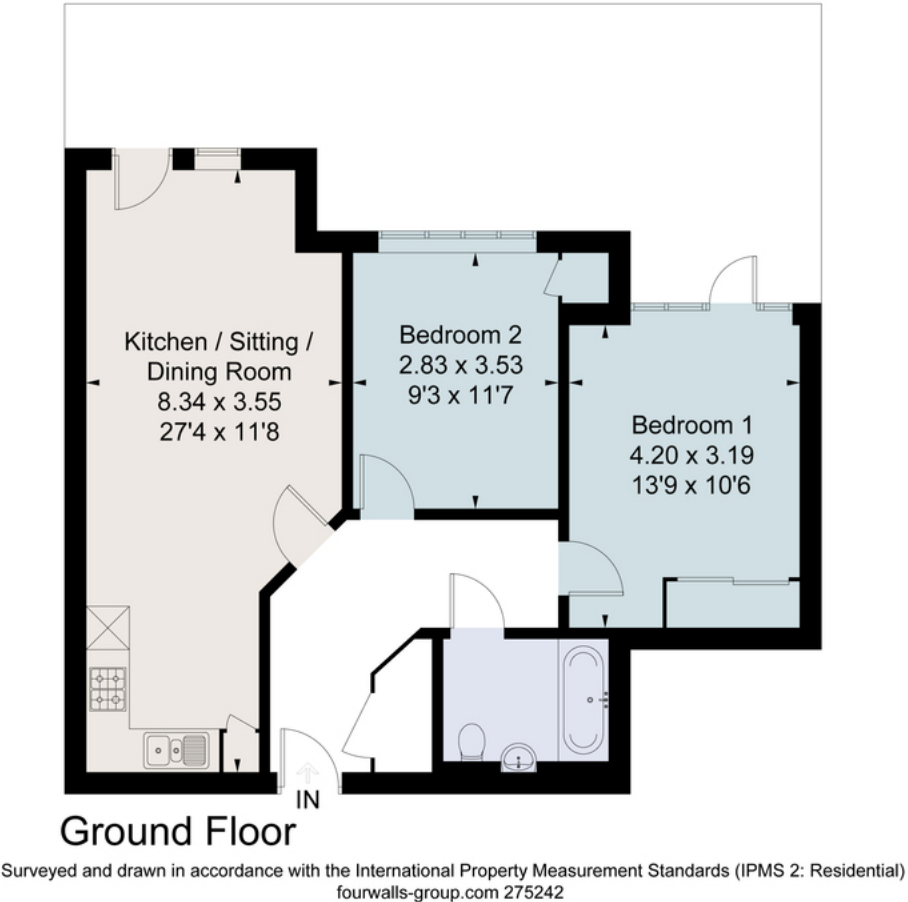
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Approximate Area = 67.6 sq m / 728 sq ft  
Including Limited Use Area (0.4 sq m / 4 sq ft)  
For identification only. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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