



A well-presented first floor apartment

5 The Willows, Mill End, Rickmansworth, Hertfordshire WD3 8YY

Leasehold (91 years remaining)



Hall • Sitting room • Kitchen • Two bedrooms • Bathroom • One parking space • Communal gardens backing the River Colne

Local information

This fine first floor apartment is situated in a popular private development close to Junction 17 of the M25, yet with a fine semi-rural aspect with views to the River Colne and countryside beyond.

Rickmansworth provides a comprehensive shopping centre with the food halls of Marks & Spencer, Waitrose and Tesco. There is a selection of good schools, both private and state within the area.

Rickmansworth Station provides a frequent Metropolitan Line service to London, Baker Street and the Chiltern Turbo a fast main line service to Marylebone.

About this property

From the hallway is a spacious double aspect sitting room with lovely views. The kitchen is well fitted with a comprehensive range of high gloss wall and floor cupboards, work surfaces with a five-ring gas hob and integrated appliances including a dishwasher, single oven and fridge/freezer. The principal bedroom has a full width range of mirrored wardrobes. Bedroom two has fitted wardrobes with a range of high level cupboards. The bathroom complements the accommodation and has a white three piece suite.

There is also a loft which spans the entire living area providing extra storage space.

Service Charge: £1,155 per annum includes buildings insurance, gardening, cleaning of the communal areas and repairs to fencing.

Peppercorn ground rent.

Tenure

Leasehold

EPC rating = C

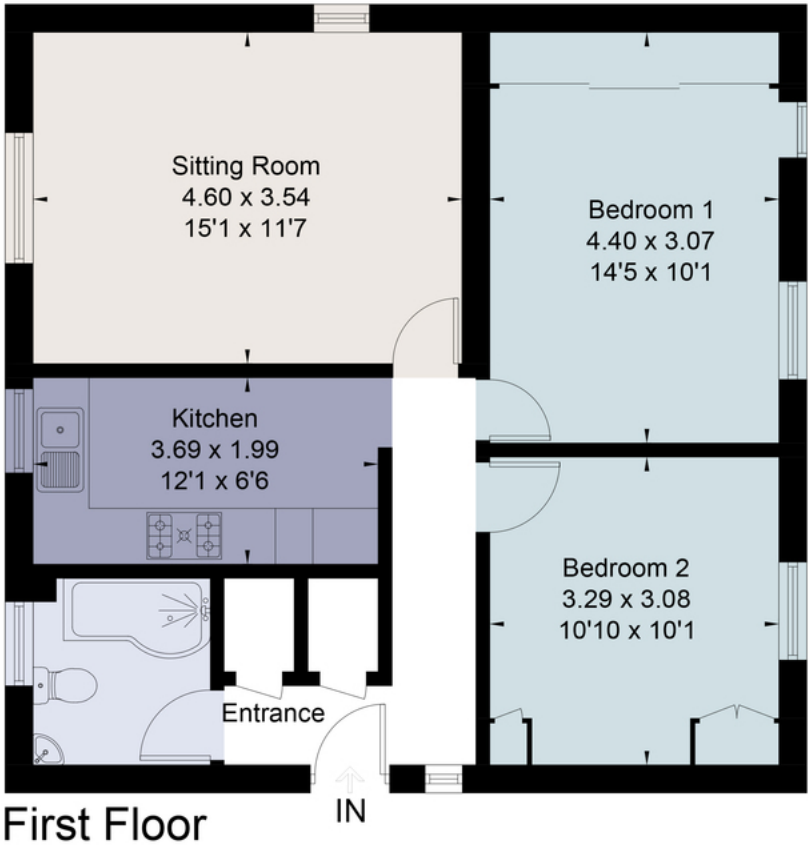
Viewing

Strictly by appointment with Savills






Approximate Area = 63 sq m / 678 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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