



A superb third floor apartment

10 Fellowes House, Caravan Lane, Rickmansworth, Hertfordshire, WD3 1FT

Leasehold (Approximately 119 years remaining)



Communal hall • lift and stairs to third floor • entrance hall
 • fitted kitchen /breakfast room • sitting room with balcony • 3 bedrooms • two en-suite shower rooms
 • family bathroom • access to roof terrace • allocated secure parking space • EPC rating = E

Situation

Fellowes House is located centrally in Rickmansworth. The town offers an excellent choice of local shops, restaurants and cafés and leisure facilities at The Aquadrome. Rickmansworth station provides an excellent service to London Baker Street, the City and Marylebone. The M25 can be accessed at Junctions 17 and 18 with its connections to the motorway network and airports.

Description

There is a communal entrance with a communal lift which services all floors plus the basement car park. 10 Fellowes House is a superb third floor apartment in a sought after modern development and a level walk to the town centre. On entering the apartment a spacious reception hall with tiled floor leads to the principal rooms. The sitting room is bright and spacious and extends to some 18ft in length, with a door on to a balcony offering a wonderful place to sit and relax. The kitchen/breakfast room is of generous proportions and is beautifully fitted with a comprehensive range of wall and base units and Integrated appliances by Smeg to include a five ring gas hob, electric oven, built-in microwave, dishwasher and wine cooler.

A separate well equipped utility room is located adjacent to the kitchen. There are three double bedrooms in total, one of which is currently being used as a separate dining room. Bedroom one benefits from two built-in double wardrobes and bedroom two has a double built-in wardrobe and both benefit from their own modern en suite shower rooms. A further family bathroom fitted in a contemporary white suite completes the accommodation.

Outside

Beneath the development there is a secure allocated parking space. The apartment also benefits from access to a wonderful communal roof terrace.

Tenure

Approximately 119 years remaining

Ground rent

Approximately £350 per annum

Service/Maintenance charges

Approximately £3,609.66 per annum

NB: Photographs taken in April 2018.





Directions

From Junction 18 of the M25 take A404 signposted towards Rickmansworth. Continue on Chorleywood road and on the first roundabout take first exit, on the next roundabout take third exit to Rickmansworth High street, proceed under the railway bridge and turn immediately left into Caravan lane. Fellows House is the building on the right.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



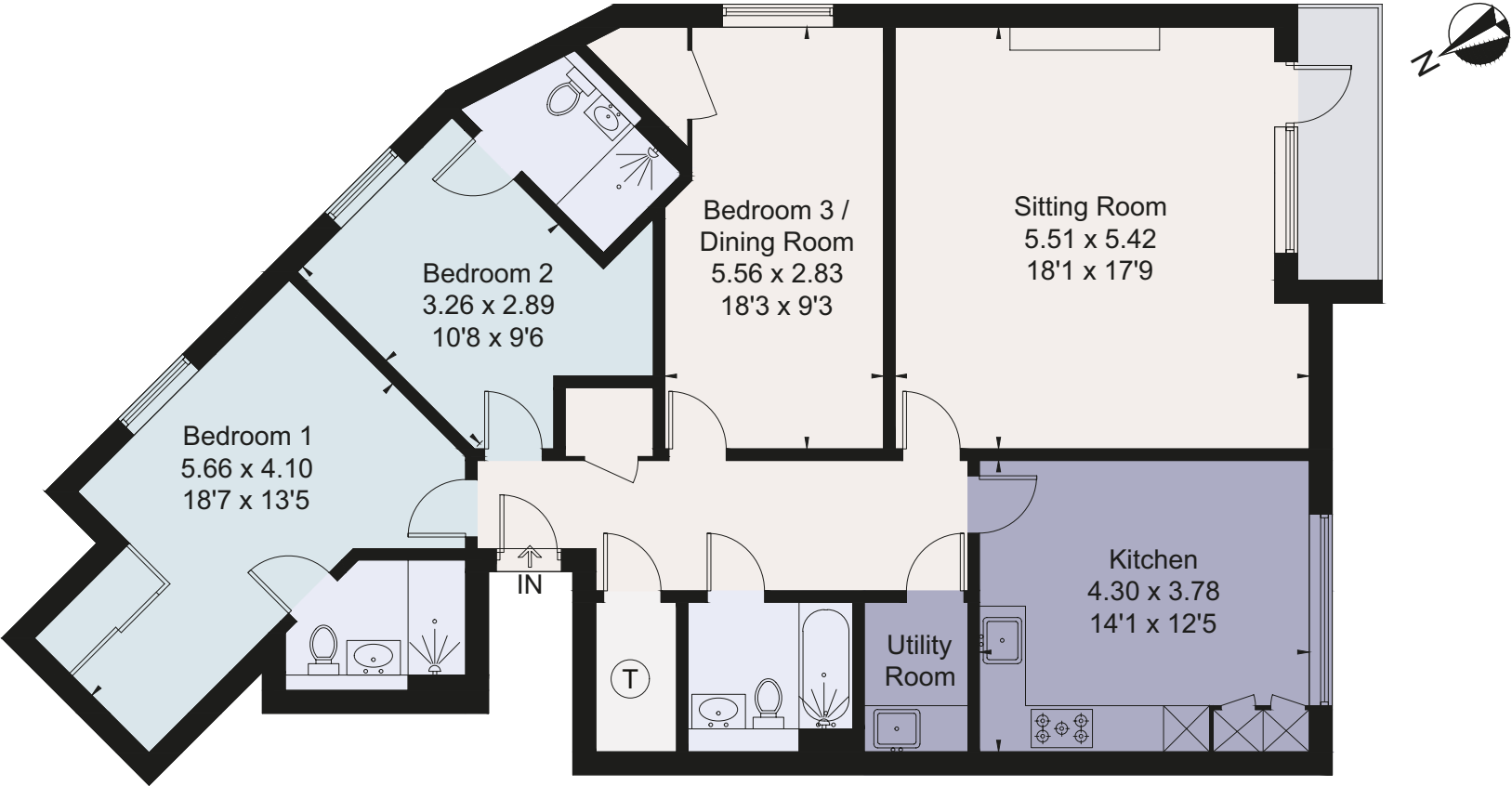
10 Fellowes House, Caravan Lane, Rickmansworth, Hertfordshire, WD3 1FT
Gross Internal Area (approx) 122.7 sq m / 1321 sq ft



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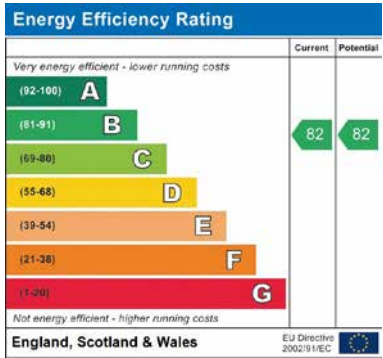
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Ground Floor

For identification only. Not to scale. © 200609NM



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