



# 5 VICTORIA MANSIONS

Victoria Close, Rickmansworth, Hertfordshire, WD3 4EQ

savills



## OUTSTANDING GROUND FLOOR APARTMENT

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5 VICTORIA MANSIONS, VICTORIA CLOSE,  
RICKMANSWORTH, HERTFORDSHIRE, WD3  
4EQ

### Price On Application, Leasehold

Communal entrance hall ♦ living room/kitchen ♦ master bedroom with en suite bathroom and dressing room ♦ guest double bedroom ♦ family bathroom ♦ private patio ♦ allocated parking within gated development ♦ EPC rating = B

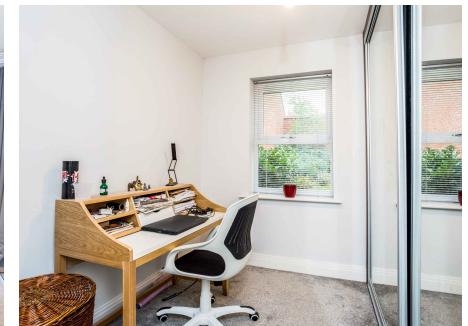
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#### Situation

Victoria Mansions is situated in a very convenient location within a short walk of the town centre and station. Rickmansworth offers a comprehensive shopping centre with the food halls of Marks & Spencer, Waitrose and Tesco. Rickmansworth Station provides a frequent Metropolitan Line service to Baker Street and the City together with the Chiltern Turbo providing main line service to Marylebone. The M25 is accessible at Junctions 17 or 18 with access to the general motorway network.

#### Description

This landmark development in central Rickmansworth is highly sought after. Number 5 is a particularly stylish ground floor apartment offering spacious bright and airy accommodation in a great position within the development.





The development is gated and there are twenty seven apartments in two separate blocks. This particular apartment is positioned at the rear of Victoria Mansions. On entering into the communal entrance doors lead to an inner hall. The living room/kitchen offers great living space with doors out to a terrace. The kitchen is fitted with an excellent range of wall and floor units with integrated Siemens appliances including two ovens, combination microwave oven, gas hob and extractor, dishwasher, fridge and coffee machine. There are two double bedrooms with built-in wardrobes, a fully tiled en suite shower room to the master and a fully tiled second bathroom. Features include ceiling speakers to the living room, kitchen and master bedroom. Chrome light switches throughout, gas central heating and a video entry system.

Outside there are landscaped communal gardens and a reserved parking space.

Leasehold: 125 years from 1 December 2016  
Ground rent: £316 per annum  
Service charge: £1900 per annum, 50% paid half yearly

#### Directions

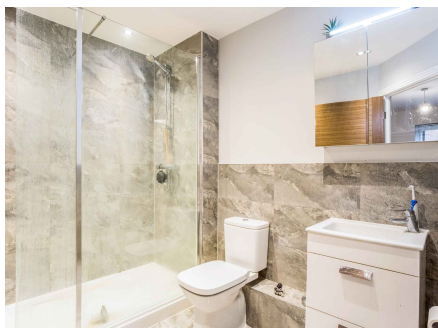
From Rickmansworth Station proceed along the Chorleywood Road (A404) in the direction of Chorleywood and take your first turning on your left into Nightingale Road, first left into Victoria Close and follow Victoria Close to the end and the development will be found on the right.

#### Energy Performance

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

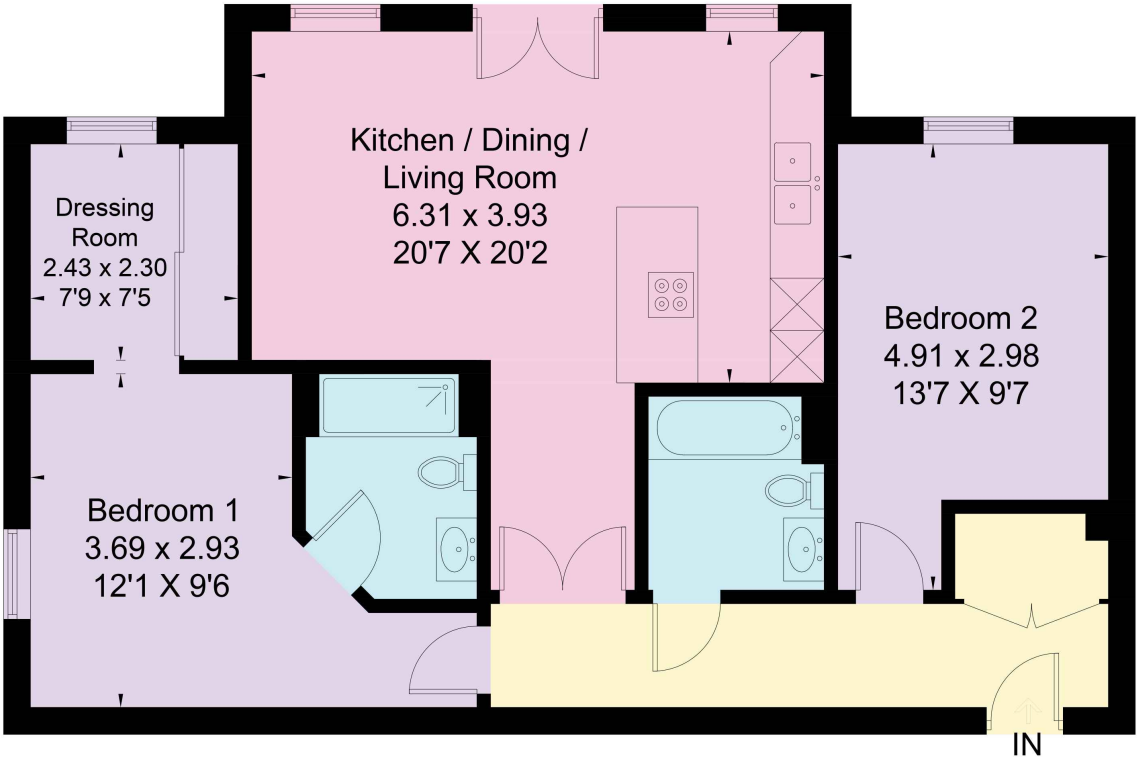
#### Viewing

Strictly by appointment with Savills.



5 Victoria Mansions, Victoria Close

Gross Internal Area (approx)  
82.6 sq m / 889 sq ft  
For identification only. Not to scale.  
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