



BRIGHT GROUND FLOOR APARTMENT CLOSE TO THE HIGH STREET

53 SALTERS CLOSE, RICKMANSWORTH,
HERTFORDSHIRE, WD3 1HH

Price On Application, Leasehold

Communal entrance ♦ entrance hall ♦ living room ♦ kitchen
♦ 2 bedrooms ♦ en suite shower room to main bedroom
♦ family bathroom ♦ private terrace ♦ reserved parking space
♦ communal grounds ♦ EPC rating = C

Situation

Salters Close is located approximately just under a quarter of a mile from the High Street shops, library and Watersmeet Theatre. Rickmansworth Station (approximately 0.6 miles walking distance) provides a Metropolitan Line service to London, Baker Street and The City plus the Chiltern Turbo to Marylebone.

Description

53 Salters Close is a bright ground floor apartment in this popular development. The living room has patio doors out to a private terrace and the communal gardens. The kitchen is fitted with a range of matching wall and floor units with integrated appliances including hob, cooker, fridge and washing machine. The main bedroom has fitted wardrobes and an en suite shower room and bedroom two has a rear aspect. There is a family bathroom with a three piece suite.

Outside: There is a reserved parking space and to the rear are attractive communal gardens.

Lease: 125 years remaining from 25 March 1996

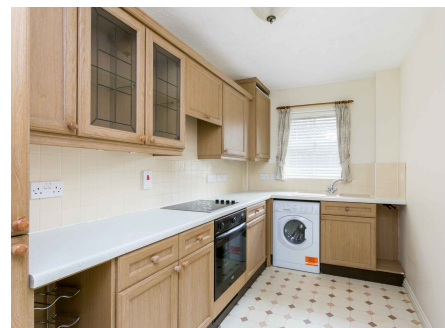
Outgoings: Ground Rent approx. £130 pa and Service Charge is £960per annum and includes buildings insurance.

Energy Performance

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

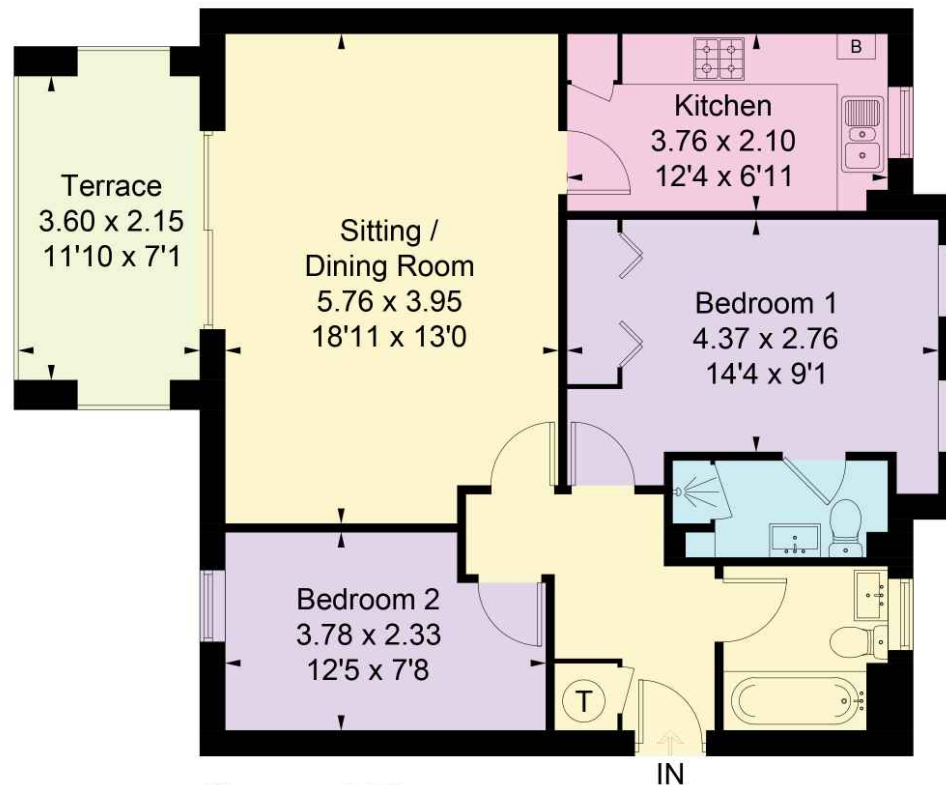
Viewing

Strictly by appointment with Savills



FLOOR PLANS

Approximate Area = 66.7 sq m / 718 sq ft
For identification only. Not to scale.
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Ground Floor

Area = 66.7 sq m / 718 sq ft

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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