



An outstanding apartment fronting The Green

3 The Grove, Little Green Lane, Croxley Green, Rickmansworth, Hertfordshire, WD3 3JN

Leasehold



Communal entrance hall and stairs to first floor • Hall • Drawing room • Kitchen/breakfast room • Principal bedroom suite • Guest bedroom suite • Bedroom 3/ study • communal gardens • allocated parking • EPC = C

Local Information

The Grove is an impressive manor house that has been converted into five apartments. 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.

Description

This elegant first floor apartment has been carefully and sympathetically refurbished to provide great living space with immense character including high ceilings, skirting boards and sash windows. The double aspect drawing room features a stone fireplace and the kitchen/breakfast room is fitted with an excellent range of wall and floor units, central island, Caple Rangemaster cooker and space for washing machine and dishwasher plus a generous utility cupboard. The principal bedroom suite has bespoke built in furniture, dressing area and a fully tiled en suite shower room. The guest bedroom features bespoke wardrobes and a fully tiled en suite shower room too.

The third bedroom has built in wardrobes but is also used as a study. The family bathroom completes the accommodation. In the communal hallway are four built in cupboards for the exclusive use of the owner.

Outside

The communal gardens are laid out to lawn with mature hedge and flower/shrub borders and have views over The Green. There are two parking spaces for the apartment. Gated bin store area.

Additional Information

Lease 125 years commencing in 2006
Ground Rent is £500 per annum
Service Charge is approx. £2500 per annum

Energy Performance

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

Viewing

Strictly by appointment with Savills.



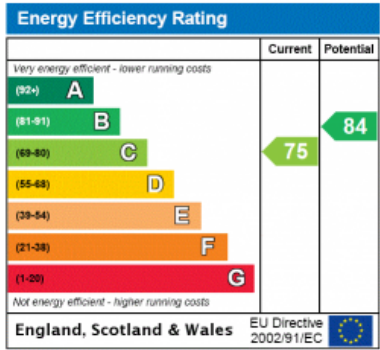


Approximate Area = 151.6 sq m / 1632 sq ft
Storage = 2.9 sq m / 31 sq ft
Total = 154.5 sq m / 1663 sq ft
Including Limited Use Area (2.6 sq m / 28 sq ft)
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Ground Floor - Storage

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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