



A superb third floor apartment in a sought after position

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

Guide £695,000 Leasehold (Approximately 119 years remaining)

savills

Lift to third floor • Sitting Room • Kitchen • Three bedrooms • Two ensuites • Family bathroom • Balcony • Communal roof top terrace • Reserved parking

Location

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 lift which services all floors plus the basement car park. 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.

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. Fellowes House is the building on the right.



**Tenure**

Leasehold (Approximately 119 years remaining)

Ground Rent

Approximately £350 per annum (£350 per annum until 2036)

Service/Maintenance Charges

Approximately £3,609.66 per annum (reviewed annually)

Council Tax

Band F £2886

Energy Performance

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

Viewing

Strictly by appointment with Savills.



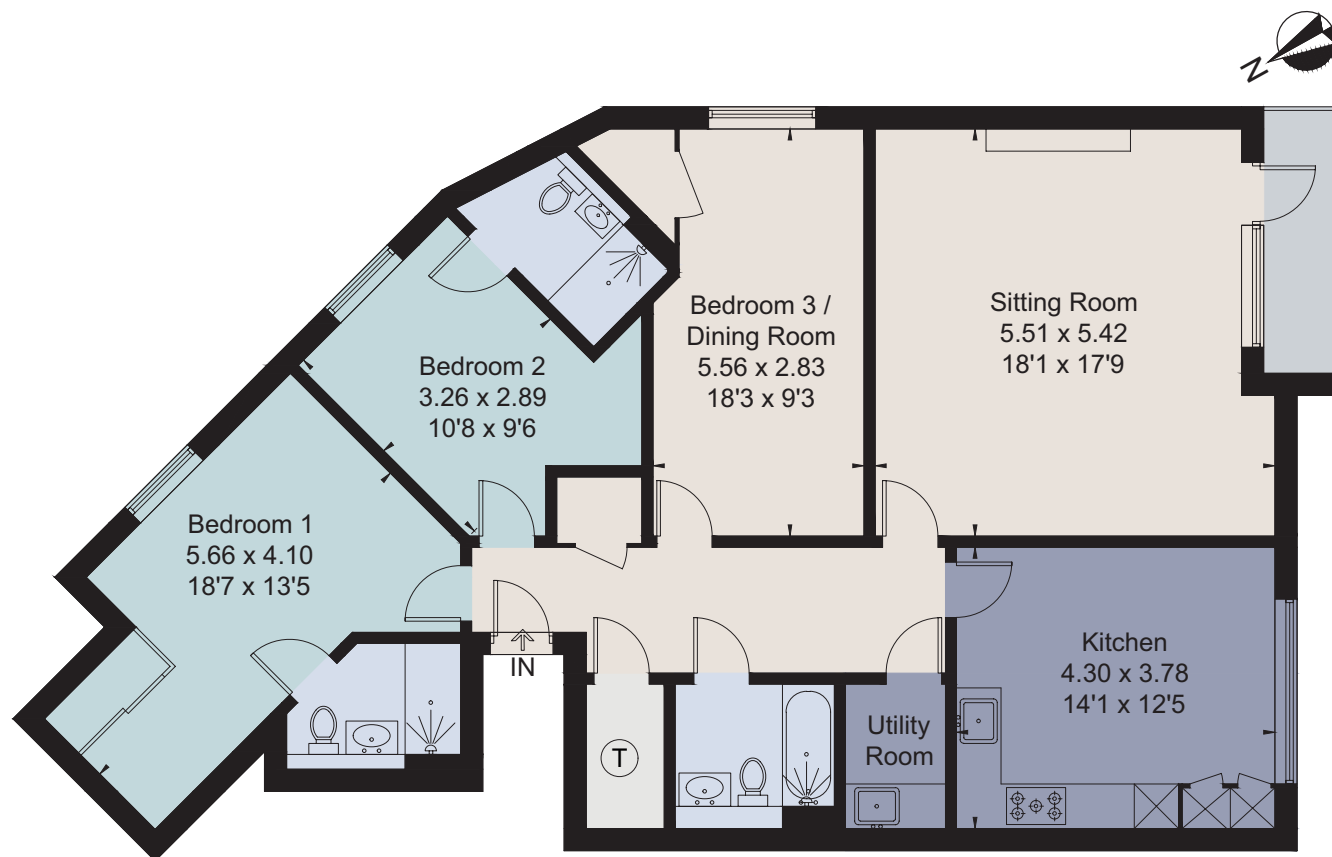
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Approximate Area 122.7 sq m / 1321 sq ft



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Third Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	F		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For identification only. Not to scale. © 220722ST

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