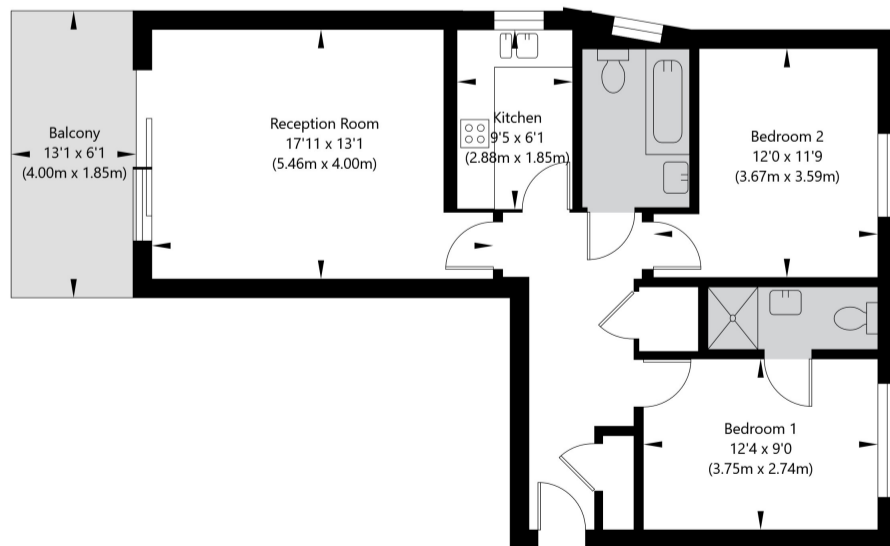





Penn Place, Northway, Rickmansworth, WD3 1QA

Ground Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 67.67 SQ M / 728 SQ FT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>73</b>	<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

APPROXIMATE GROSS INTERNAL FLOOR AREA 67.67 SQ M / 728 SQ FT  
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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A well presented, two double bedroom, two bathroom ground floor apartment, located in a gated development with allocated parking, a balcony and just a stones throw from Rickmansworth Metropolitan/Chiltern line Station. The accommodation comprises of an spacious entrance hall, a kitchen, large living room with doors to a private balcony, two double bedrooms, one with a recently refurbished en-suite shower room and a further separate bathroom. The apartment has an allocated parking space plus an on site gym and concierge. Rickmansworth has good schools, leisure activities, restaurants, cafes and shops all within easy reach. This property is sold with no upper chain.

Lease Length 976 years remaining; Service Charge £3476.73pa including water; Ground Rent £369.68pa

Council Tax Band E £2688.73

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make of give an representation or warranty in relation to this property.

## ROOM DESCRIPTIONS

### Entrance Hall

Carpeted, two storage cupboards (one with Vaillant combi boiler which is under manufacturer guarantee), ceiling lights, radiator, video entry phone system.

### Reception Room

4.00m x 5.46m (13' 1" x 17' 11") Carpeted, two ceiling lights, two radiators, patio doors leading to balcony.

### Kitchen

1.85m x 2.88m (6' 1" x 9' 5") Vinyl flooring, part tiled walls, range of base and wall level units, wood effect work top, one and a half sink drainer, integrated fridge/freezer, gas hob, oven and extractor hood, space for washing machine and dishwasher, radiator, window to side aspect.

### Bedroom One

2.74m x 3.75m (9' 0" x 12' 4") Carpeted, ceiling light, radiator, door to ensuite shower room, window to side aspect.

### Ensuite Shower Room

Vinyl flooring. walk in shower cubicle, hand wash basin with vanity storage, low level W/C, heated towel rail, extractor fan.

### Bedroom Two

3.59m x 3.67m (11' 9" x 12' 0") Carpeted, ceiling light, radiator, window to side aspect.

### Bathroom

2.88m x 1.70m (9' 5" x 5' 7") Vinyl flooring, part tiled walls, panel bath with mixer tap and shower attachment, hand wash basin with vanity storage, low level W/C, spotlights, heated towel rail, extractor fan, window to side aspect.