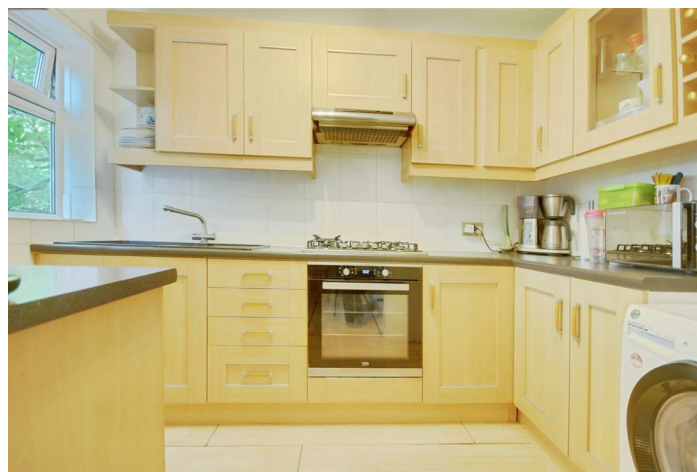


LEASEHOLD



Apartment (EPC Rating: C)

GROVE CRESCENT, CROXLEY GREEN,
RICKMANSWORTH, WD3 3JU

£295,000

2 Bedroom Apartment located in Rickmansworth

Warren Anthony are delighted to offer for sale an impressive ground floor apartment on Grove Crescent. Comprising of a bright and spacious lounge, fitted kitchen, dining room, two bedrooms, and a bathroom with separate WC. All conveniently located near shops, local schools, and the village green, with on-street parking and communal grounds.

This well-presented two-bedroom apartment offers spacious and light-filled accommodation, ideal for first-time buyers, downsizers, or investors alike. Situated in a popular residential area, the property benefits from attractive communal gardens and is conveniently located for local amenities and transport links.

ENTRANCE: A welcoming communal entrance with a double-glazed door leads into the hallway, where you'll find useful storage space and modern laminate flooring.

RECEPTION: The generously sized lounge with plenty of natural light from the front aspect, leading to the separate dining area, featuring laminate flooring with large glazed window. Pendant lighting, powerpoints and radiators and intercom.

An open archway leads through to the kitchen.

the **KITCHEN** is fitted with a range of beech effect wall and base units and laminate worktops. It is well-equipped with an inset stainless sink and drainer, a gas hob with electric oven below, and stainless steel extractor fan above. Space and plumbing for washing machine. A double-glazed window provides lovely views over the communal gardens. Tiled splashback and laminate flooring completes the room.

BEDROOMS

Bedroom One: A bright and airy double bedroom with a front-facing double-glazed window and a

built-in storage cupboard, offering plenty of storage options.

Bedroom Two: Another good-sized double bedroom with views over the rear communal gardens, ideal as a guest room, nursery, or home office.

BATHROOM & WC The bathroom features a panelled bath with a shower screen and pedestal wash hand basin, along with a double-glazed obscure window for privacy and natural light. A separate WC, also with an obscure window, includes a white low-flush toilet.

OUTSIDE

Residents enjoy access to well-maintained communal grounds, providing a pleasant outdoor space to relax or socialise. The property also benefits from a private shed, exclusively for the use of our Grove Crescent property - ideal for additional storage.

LEASE DETAILS

Lease Remaining: 89 years

Ground Rent: £10 per annum

Service Charge: £800 per annum (Review Date: March 26)

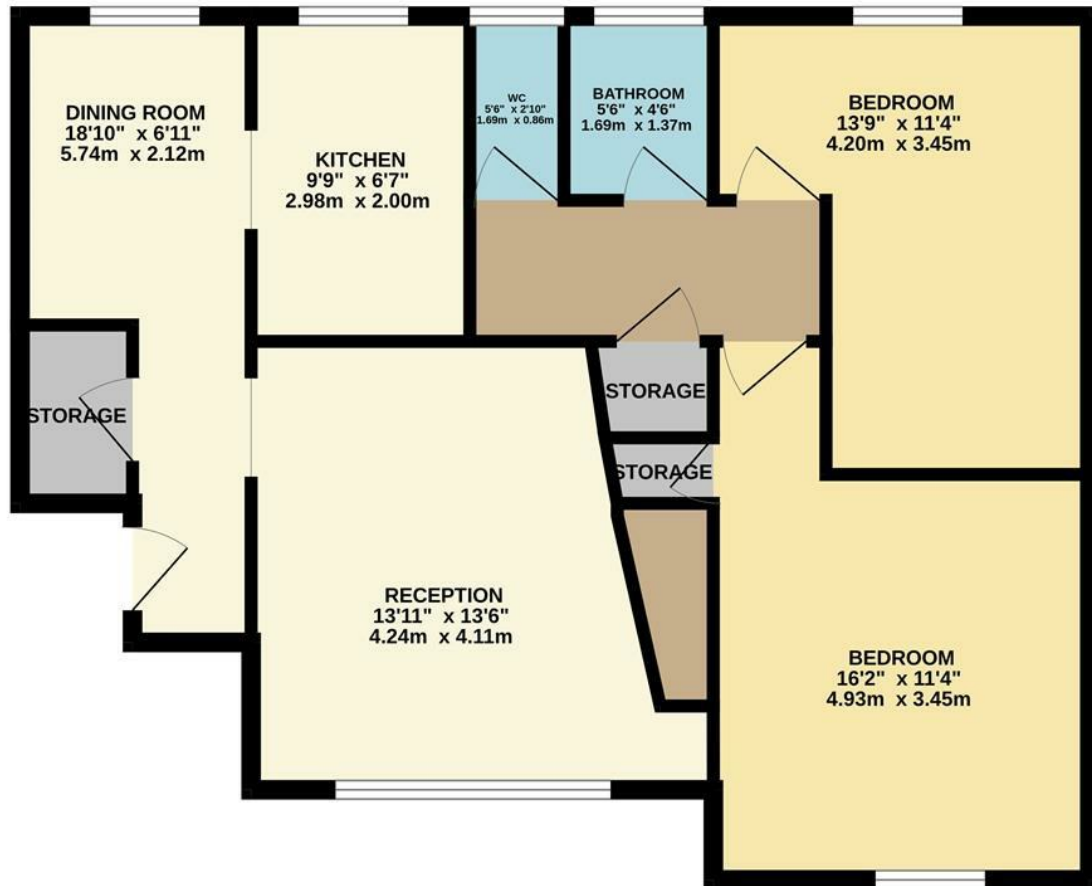
The vendor has provided us with this information and we have seen no documented evidence to support; on purchase these details must be verified by your solicitor.

LOCAL AUTHORITY : Three Rivers District Council — Council Tax Band C



WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.

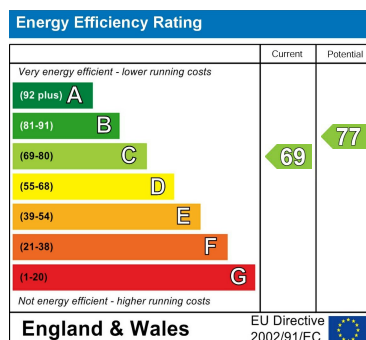


TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

C

Energy Performance Graph



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<https://www.warrenanthony.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the