

JOHN ROBERTS & Co
estate agents



112 Penn Place, Rickmansworth, WD3 1QQ
Guide Price £385,000





112 Penn Place

Rickmansworth, WD3 1QQ

- SUPERB APARTMENT IN RICKMANSWORTH TOWN CENTRE
- TWO BEDROOMS
- FULLY FITTED KITCHEN
- SECURE GATED DEVELOPMENT
- NO ONWARD CHAIN
- UPPER FLOOR WITH STUNNING SOUTH WESTERLY VIEWS
- ONE RECEPTION ROOM WITH BALCONY
- BATHROOM & EN-SUITE SHOWER ROOM
- ALLOCATED PARKING & COMMUNAL GYM
- EPC RATING: C

This two-bedroom apartment is ideally situated within the popular town centre, Penn Place development. Boasting a south facing balcony on the sixth floor the apartment boasts stunning views and an abundance of natural light throughout. The property is well maintained and is offered to the market with no onward chain.

The property boasts two good size bedrooms, one of which benefits from an en-suite shower room and the other with bespoke fitted wardrobes. The fitted kitchen is well appointed and the spacious sitting room provides ample space for living, entertaining and dining. There is a family bathroom.

The gated development of Penn Place is popular for first time buyers and commuters. There is allocated parking, a communal gymnasium and a lift providing access to the apartment.



SITUATION:

This property enjoys access to Rickmansworth town centre, with its selection of schools and shops. For the commuter, Rickmansworth has its own railway station, which provides a Metropolitan Line/Chiltern Railways service into London. For those who drive, there is access to the M25 at Junctions 17 and 18. Schooling for children of all ages is available within the district. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park and The Grove. The 100 acre Aquadrome consisting of three lakes, grassland and woodland provides an ideal location for walking, cycling, fishing and numerous watersports.

VIEWINGS:

By appointment only please via the Vendors' Agents, John Roberts & Co, 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

Opening times: Monday to Friday 9:00am to 6:00pm Saturday 9:00am to 4:00pm.

TENURE:

Leasehold - Remaining Term - 999 Years from 1st June 2000

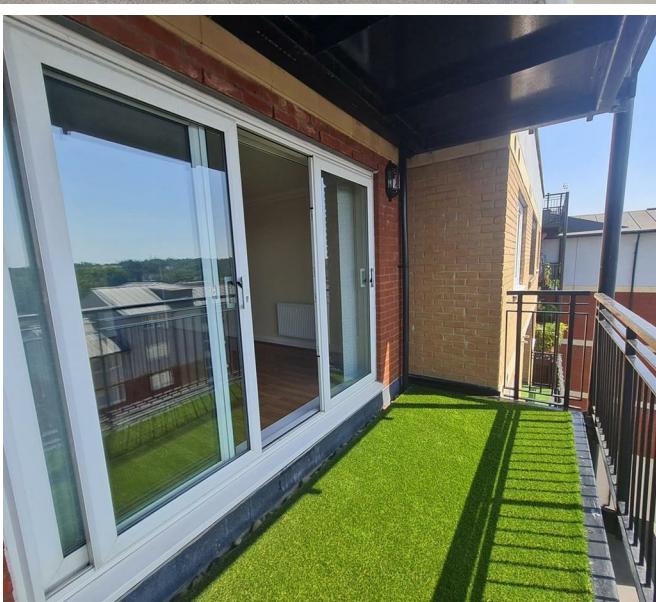
Service Charge - £1,846.01 (Paid 6 monthly)

Ground rent - £144.32 (Paid 6 monthly)

Amounts are based on amounts paid by the current owner 25/26.

COUNCIL:

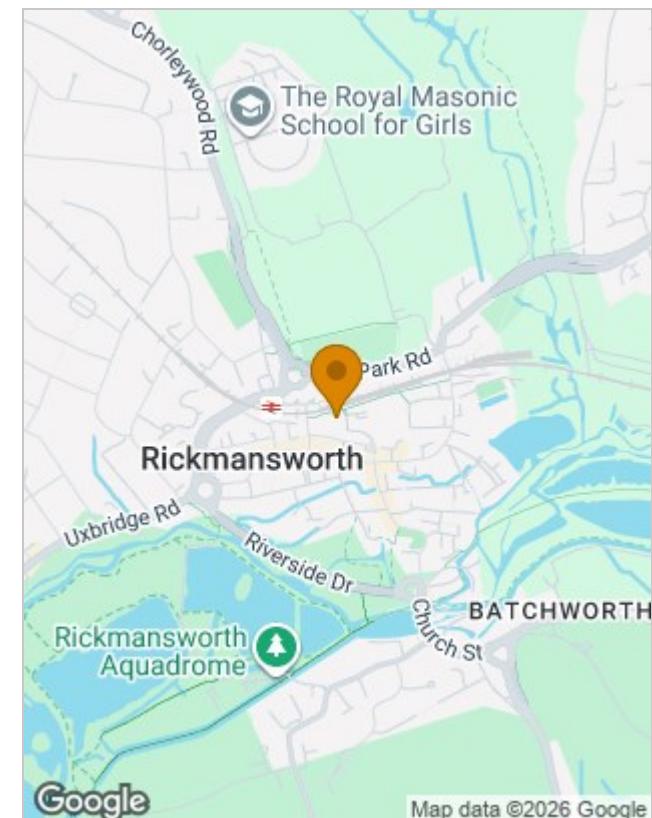
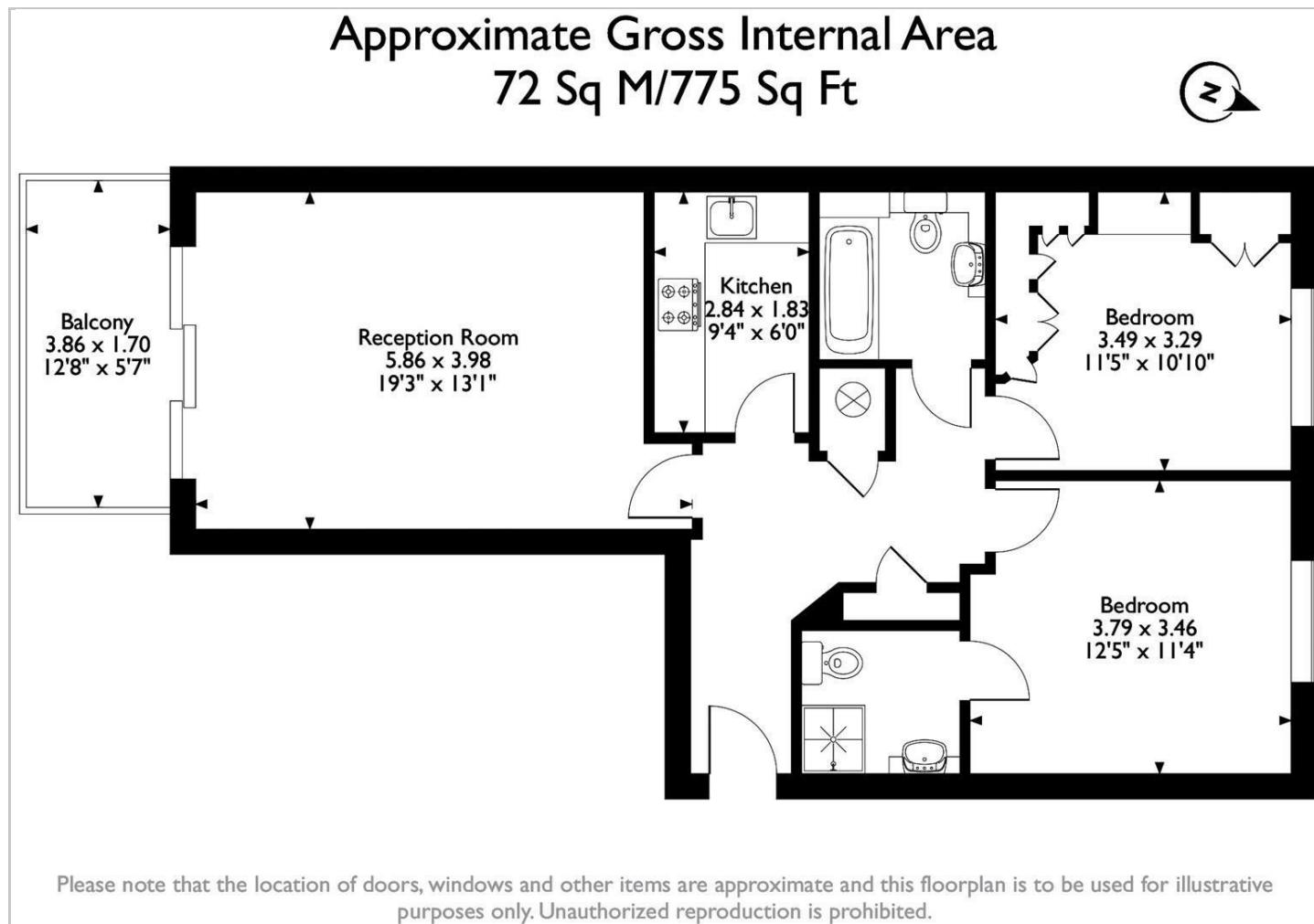
Three Rivers DC



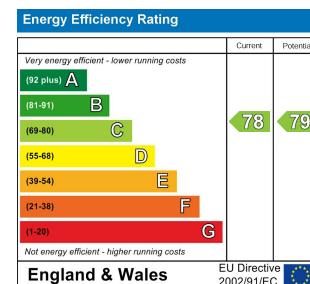


Floor Plans

Location Map



Energy Performance Graph



Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.