



Church Lane, Rickmansworth, WD3 8PS

Guide price £299,950 Leasehold

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# About the property

Offered with no upper chain, this two-bedroom ground floor apartment is ideally situated on Church Lane in Mill End, Rickmansworth.

The accommodation comprises a spacious lounge, a fitted kitchen, two generously sized double bedrooms, one with fitted wardrobes, and a family bathroom. The property benefits from double glazing and gas central heating throughout, ensuring comfort and energy efficiency.

Externally, the apartment includes one allocated parking space.

Perfect for first-time buyers, downsizers, or investors, this property offers comfortable living in a desirable location with easy access to local amenities and transport links.



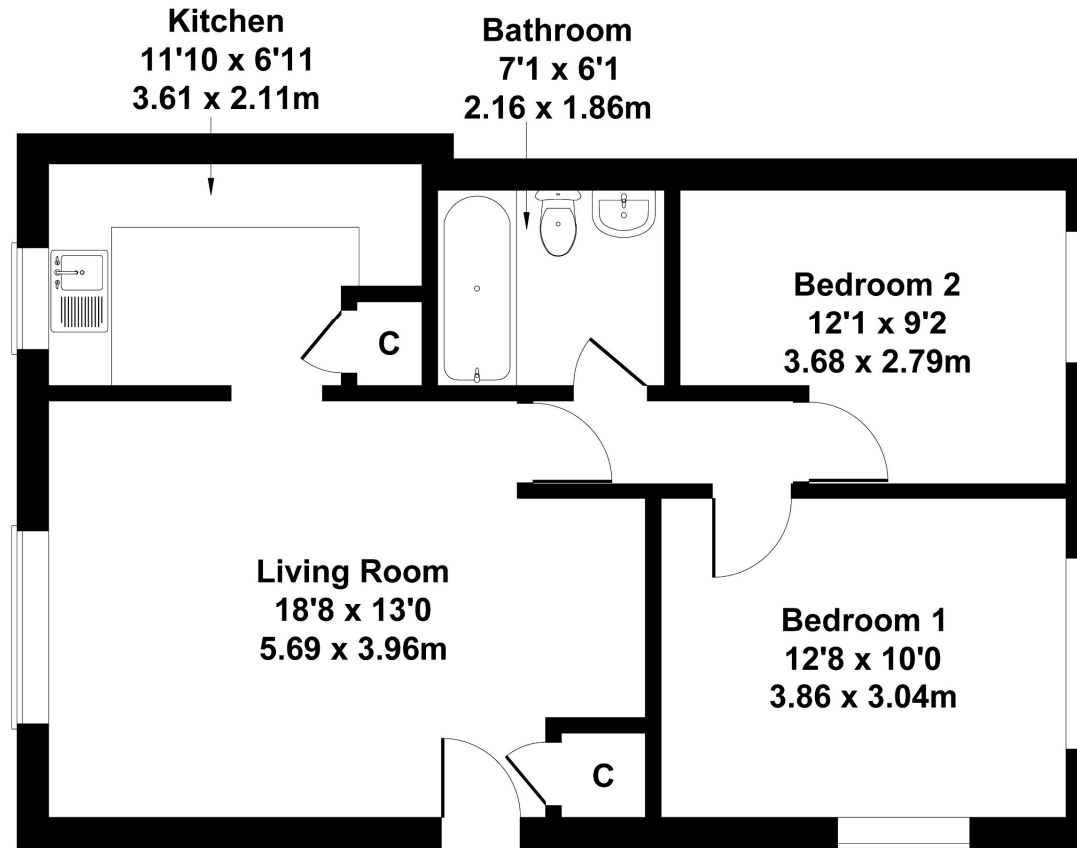
- Two double bedrooms
- Ground floor apartment

- Large lounge
- Allocated parking

- No upper chain
- Visitors parking

# Church Lane, Rickmansworth

Approximate Gross Internal Area  
635 sq ft - 59 sq m



## GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**

To view this property, contact us on-

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## Area Information

Rickmansworth is a desirable town in South West Hertfordshire, offering the perfect balance between countryside living and city access. Surrounded by green spaces and close to the scenic Grand Union Canal and the Aquadrome nature reserve, it's ideal for those who enjoy outdoor pursuits. The town has a strong community feel and is particularly popular with families, thanks to its excellent local schools, including both state and independent options rated highly by Ofsted.

Transport links are a major draw—Rickmansworth Station offers fast and frequent services into central London via the Metropolitan Line and Chiltern Railways, making it an excellent choice for commuters. The M25 is just a short drive away, providing easy access to the wider motorway network and major airports.

Rickmansworth also benefits from a bustling town centre with a variety of shops, cafes, pubs, and restaurants, as well as essential amenities such as supermarkets, gyms, a library, and healthcare facilities. With its blend of urban convenience, top schools, and natural beauty, Rickmansworth is a great place to live for families and professionals alike.

Local Authority: Three Rivers District Council

Council Tax: C

Approximate floor area: 635 sq ft

Tenure: Leasehold - 955 years remaining

Service charge: £1,183.25 pa

Nearest Station: 0.9 miles to Rickmansworth

Distance to Town Centre: 0.7 miles to Rickmansworth

Nearest Motorway: 1.4 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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