



Penn Place, Northway, Rickmansworth, WD3 1QF

Guide price: £385,000 Leasehold

sewell &
gardner

About the property

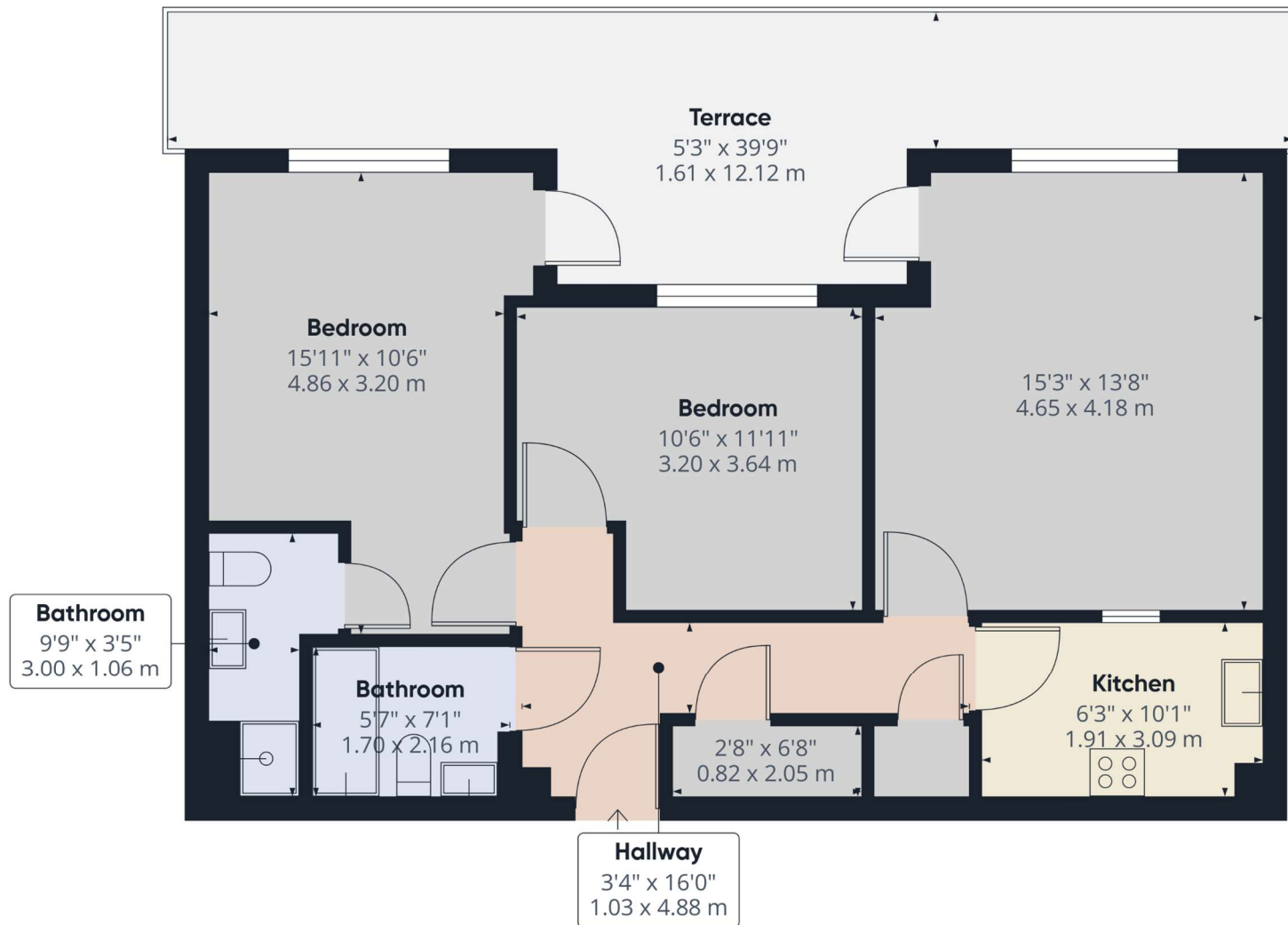
This spacious and well-presented two double bedroom, two bathroom ground floor apartment is set within a popular gated development in the heart of Rickmansworth Town Centre. Ideally located just moments from Rickmansworth Metropolitan Line Station, it offers excellent access to transport links and a wide range of local amenities.

The apartment features a bright and generously sized reception room with direct access to a private terrace, providing an ideal space for outdoor relaxation or entertaining. A separate kitchen offers a practical layout, while both bedrooms are well-proportioned, with the main bedroom benefiting from an en-suite bathroom. A second bathroom serves guests or the second bedroom.

Offering a great blend of comfort, space, and convenience, this home is perfect for professionals, downsizers, or investors seeking a prime location within a secure and well-maintained development.



- Two bedroom apartment
- Excellent road links
- Walking distance to Rickmansworth station
- Allocated parking
- Ideal for first time buyers or investors
- Well-presented throughout



Approximate total area⁽¹⁾

721 ft²

67 m²

Balconies and terraces

265 ft²

24.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

To view this property, contact us on-

T: 01923 776400 E: ricky@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 721 sq ft

Tenure: Leasehold

Lease Length: 974 years remaining

Service charge: £2,600 per annum

Ground rent: £250 per annum

Nearest Station: 0.2 miles to Rickmansworth

Distance to Town Centre: 0.1 miles to Rickmansworth

Nearest Motorway: 1.6 miles to M25

Area Information

Rickmansworth has plenty of countryside nearby for walks and cycling but is also close enough to London to offer residents the chance of the hustle and bustle of the big city. One of Rickmansworth's most popular destinations is the 41 hectares of Local Nature Reserve the Aquadrome, with Lakes, woodland, children's play area and the popular Café in the Park. There are plenty of leisure facilities within the area including an array of golf courses, health clubs and swimming pools.

There are multitude of local shops in Rickmansworth including smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a large Waitrose. Restaurants are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.

There are many Good and Outstanding primary, secondary and independent schools in the area such as Arnett Hills JMI, Chorleywood Primary School, Royal Masonic School and Rickmansworth School, making it a desirable area for families.



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, & Woodward Surveyors. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.

**sewell &
gardner**