

GUIDE PRICE

**£370,000**

**Grove Crescent**

Croxley Green, Rickmansworth, WD3 3JT



## PROPERTY SUMMARY

Located in the popular area of Croxley Green, this delightful duplex apartment offers a perfect blend of comfort and convenience. Spanning an impressive 1035 square feet, this well-appointed flat features three bedrooms, a reception room that provides a warm atmosphere for relaxing and doors to an outside. The fitted kitchen is designed for both functionality and style and there is also a separate dining area. It's location is particularly advantageous, as it is situated close to local schools, a variety of amenities and the village green ensuring that daily necessities are within easy reach. Croxley Met line station is also within walking distance. Lease: 82 years remaining, Ground Rent: £10.00 per annum, Service Charges: £830.42 (estimated) per annum.

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Approximate Area = 1035 sq ft / 96.1 sq m

For identification only - Not to scale

### LOCAL AUTHORITY

Three Rivers District Council

### TENURE

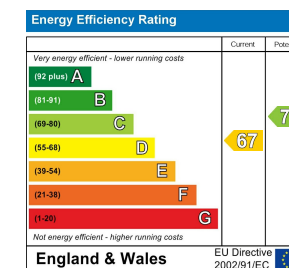
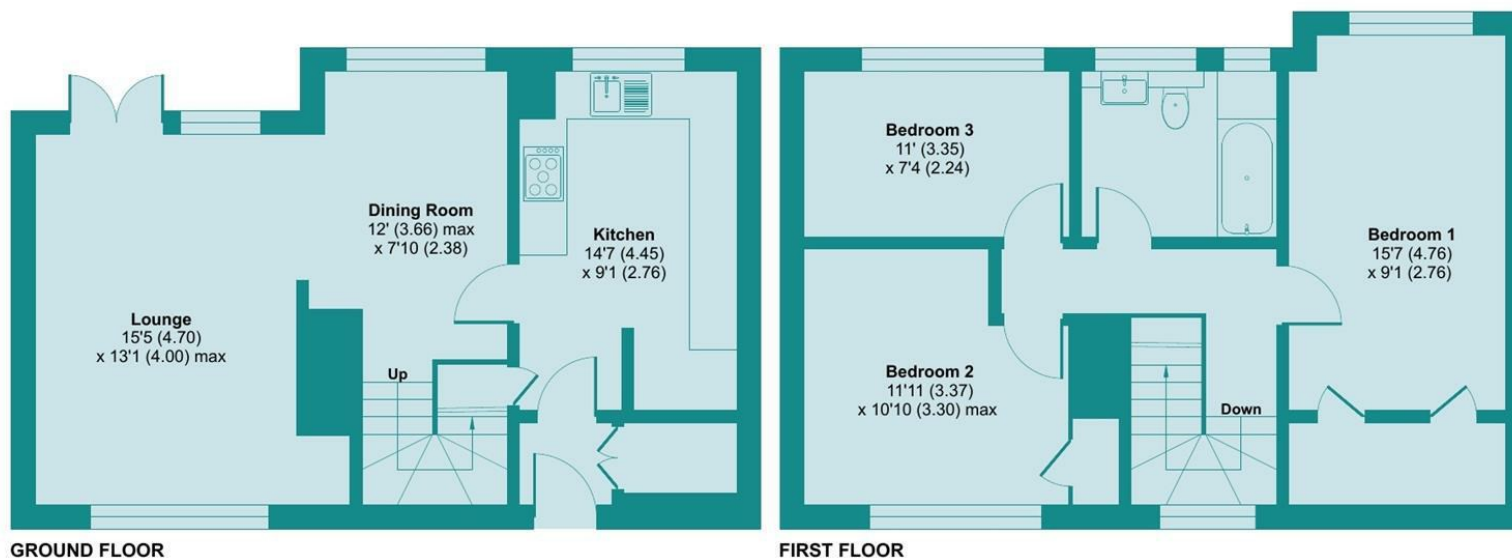
Leasehold

### COUNCIL TAX BAND

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### VIEWINGS

By prior appointment only



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/tenants are advised to recheck the measurements

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for James Estate Agents. REF: 1386509



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