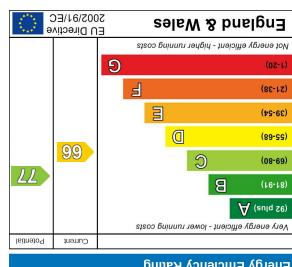
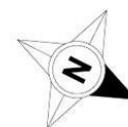


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements taken to prepare these particulars,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

Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nchecomm 2026. Produced for James Estate Agents. Ref: 1396928

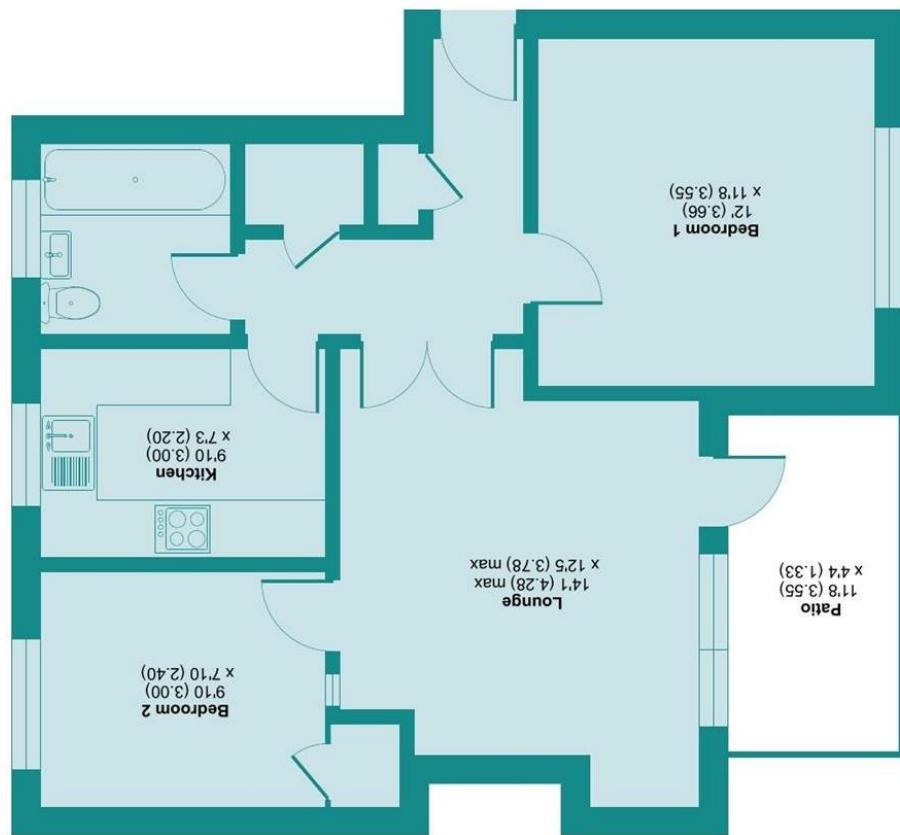


VIEWINGS
 By prior appointment only
 LOCAL AUTHORITY
 Three Rivers Council
 TENURE
 Leasehold
 COUNCIL TAX BAND
 B



For identification only - Not to scale
 Total = 677 sq ft / 62.8 sq m
 Outbuildings = 62 sq ft / 5.7 sq m
 Approximate Area = 615 sq ft / 57.1 sq m

Grove Crescent, Croxley Green, Rickmansworth, WD3 3JS



james
 sales and lettings

GUIDE PRICE

£280,000
GROVE CRESCENT

CROXLEY GREEN, RICKMANSWORTH, WD3 3JS

PROPERTY SUMMARY

NO UPPER CHAIN. In need of total refurbishment this large two bed ground floor apartment offers great potential for an investor or first time buyer. Situated close to local shops and The Green it offers two great size bedrooms, a spacious lounge, bathroom and great size kitchen. With a bit of creative vision and some hours of good old fashioned hard work this could be made into a lovely apartment. It has direct access onto the communal gardens and is offered with an 88 year lease and sensible service charges. Lease: 88 years remaining, Ground Rent: £10.00 per annum Service Charges: £830.42 (estimated) per annum.

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