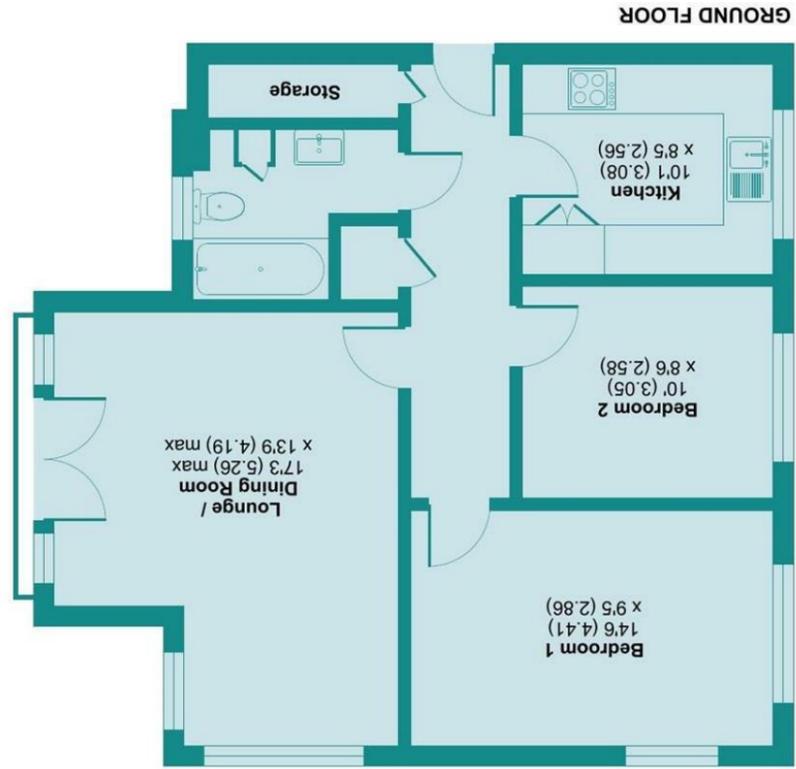


Produced for James Estate Agents REF: 1284223  
Incorporating International Property Measurement Standards (IPMS2 Residential) © nchcom 2025



Approximate Area = 696 sq ft / 64.6 sq m  
For identification only - Not to scale

**St. Mawes Close, Croxley Green, Rickmansworth, WD3 3GH**

**LOCAL AUTHORITY**  
Three Rivers District Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
C

**VIEWS**  
By prior appointment only

Energy Efficiency Rating	
Current	Target
76	77

Not energy efficient - lower running costs

**England & Wales**  
EU Directive 2002/91/EC  
Not energy efficient - higher running costs

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



50% SHARED OWNERSHIP  
**£195,000**  
**ST. MAWES CLOSE**  
CROXLEY GREEN, RICKMANSWORTH, WD3 3GH

## PROPERTY SUMMARY

Shared ownership options available subject to approval by Hightown Homes. Price quoted of £195,000 equates to 50% ownership. Equity from 50% - 100% share available. Rent will be £ 536.73 pcm. Welcome to this stylish, well presented, 2 bedroom ground floor apartment located in the desirable St. Mawes Close, Croxley Green. Nestled within a tranquil cul-de-sac on the exclusive Merchants Taylors development. Spanning an impressive 696 square feet, accommodation includes, hallway with storage, modern appliance fitted kitchen, lounge/diner with Juliette balcony, two double bedrooms and a contemporary bathroom. Additional highlights include gas central heating and double glazing. The property also benefits from two allocated parking spaces. Residents can enjoy the beautifully maintained communal grounds and have access to the developments tennis courts. In summary, this delightful apartment in Croxley Green is an excellent choice for those seeking a modern, well-located home with ample amenities and a welcoming community atmosphere. Service Charges £2198.76 (Building Insurance, reserve fund, maintenance). Lease currently being extended to 174 years.

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