



Swan Close  
Rickmansworth, WD3 1SB

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## Swan Close, Rickmansworth

This spacious well presented split level, TWO DOUBLE bedroom, TWO BATHROOM apartment is situated in the heart of Rickmansworth town centre close to the British Rail station.

The apartment is located on a popular gated development with communal gardens, allocated parking, and gas central heating.

The accommodation comprises of an entrance hallway with doors into the modern kitchen that provides a range of floor and wall units and all appliances including a gas hob, electric oven, washing machine and fridge freezer. The large bright lounge has a bay window overlooking the communal gardens and wood flooring.

A few stairs lead from the hallway on to a landing that provides access to the master bedroom with a range of built-in wardrobes and a recently re-fitted en-suite shower room. There is also a second double bedroom and a modern family bathroom.

Available from 01/08/24

## Features

- Gated development
- Rickmansworth Town centre
- Two double bedrooms
- En suite to master bedroom
- Fully applanced kitchen
- Available from 01/08/24
- Evening viewings available
- Council tax band D
- EPC - C

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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