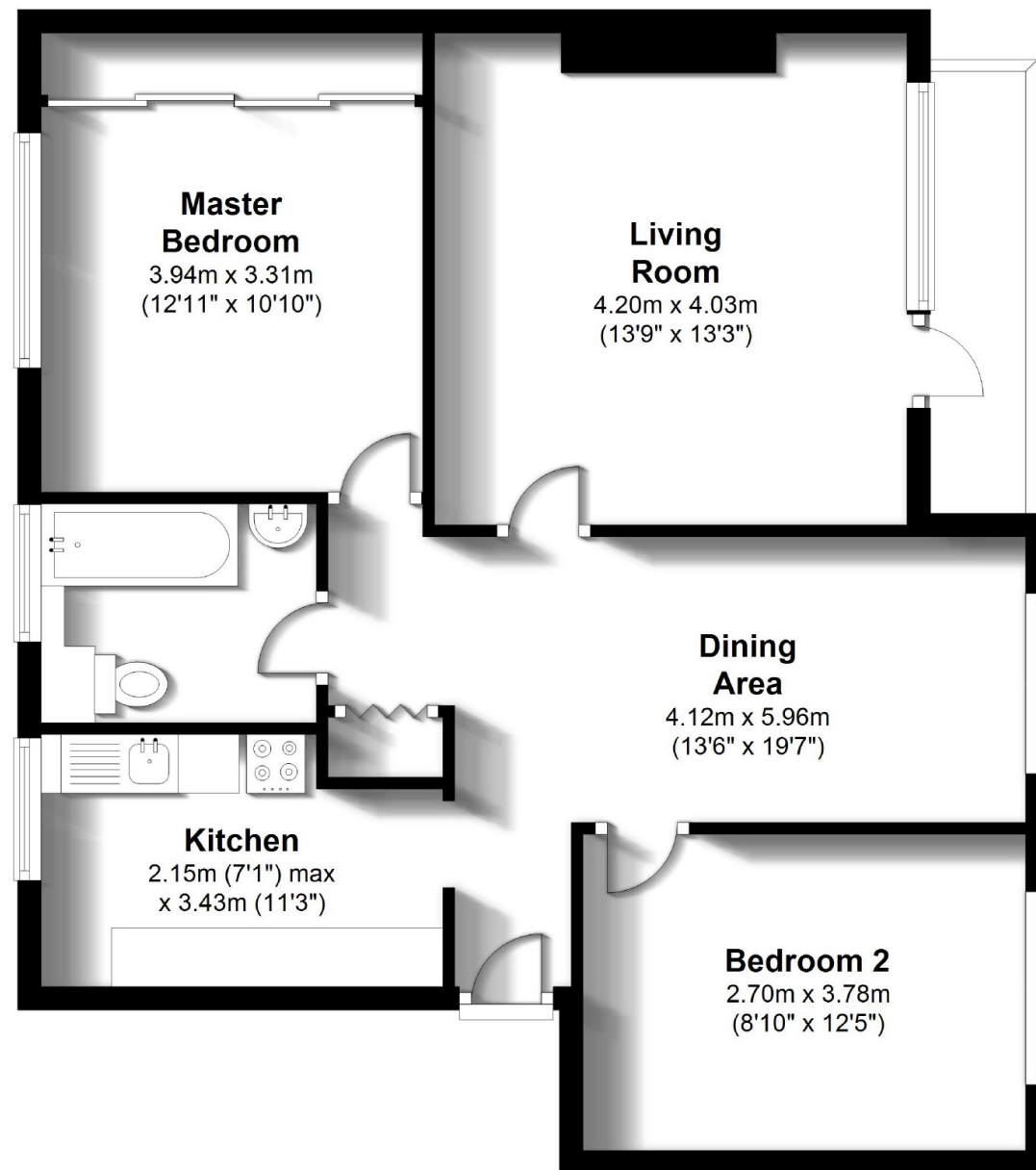


## Second Floor

Approx. 69.0 sq. metres (743.2 sq. feet)



Total area: approx. 69.0 sq. metres (743.2 sq. feet)



Pollards, Maple Cross, WD3 9UF

**£280,000 Leasehold**

A spacious 2 double bedroom second floor apartment located in Pollards, Maple Cross. The accommodation comprises entrance hall with dining space, fitted kitchen, living room with East facing balcony, two double bedrooms with built in wardrobes to master and fully tiled family bathroom. The apartment also benefits from 2 brick stores. The property is situated approximately 2.6 miles from Rickmansworth town centre where there is a variety of local amenities and the Metropolitan line train station. Junction 17 of the M25 is close by and Harefield, Uxbridge and The Chalfonts are also a short drive away. There is residential parking available and the property has been refurbished by the current owners.

- East facing balcony
- 2 Double bedrooms
- Top floor apartment
- Residents parking
- Quiet location
- Easy access to M25

For clarification, we wish to inform prospective buyers that we have prepared these property particulars as a general guide. None of the statements contained in these particulars are to be relied upon as statements of representations of fact. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishing.

[www.sewellingardner.com](http://www.sewellingardner.com)



Rickmansworth Sales Office • 165-167 High Street WD3 1AY • 01923 776400  
 Chorleywood Sales Office • 22b Lower Road WD3 5LH • 01923 285886  
 Watford Sales Office • 2 Lord Street Watford WD17 2LQ • 01923 252505  
 Croxley Green Sales Office • 160-162 Watford Road WD3 3BZ • 01923 777704

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To view this property contact:  
 Rickmansworth t: 01923 776400 e: ricky@sewellingardner.com  
 165-167 High Street, Rickmansworth, Hertfordshire, WD3 1AY

[www.sewellingardner.com](http://www.sewellingardner.com)





- Tenure: Leasehold
- Local Authority: Three Rivers District Council
- Lease Term: 97 / years remaining
- Approx floor area: 743 sqft
- Council Tax: Band B
- Ground Rent: TBC
- Service Charge: TBC
- Distance from Train Station: 2.7 miles to Rickmansworth station

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	