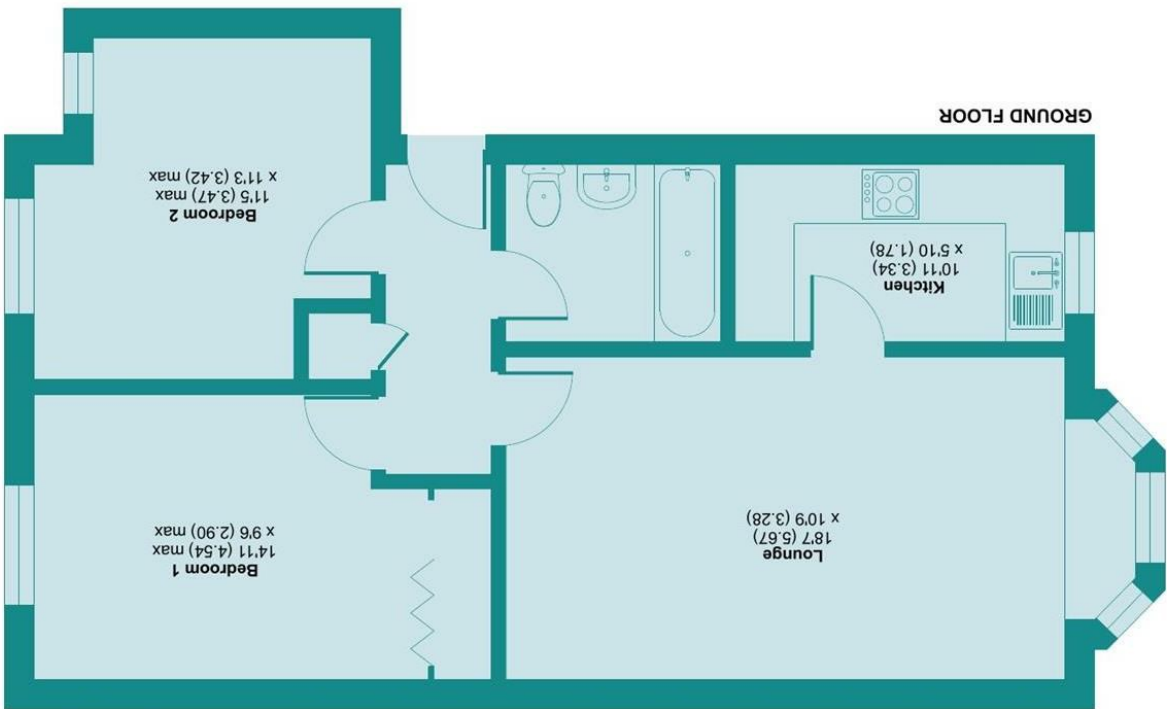


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for James Estate Agents. REF: 1453339



Approximate Area = 646 sq ft / 60 sq m
For identification only - Not to scale

Mallard Court, Swan Close, Rickmansworth, WD3

LOCAL AUTHORITY
Three Rivers District Council

TENURE
Leasehold

COUNCIL TAX BAND
D

VIEWS
By prior appointment only

Energy Efficiency Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
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

PROPERTY SUMMARY

A spacious and well presented two bed ground floor apartment offering approx. 650 sq ft of bright living space within an exclusive development close to Rickmansworth High Street shops, restaurants and on the doorstep of the station. It offers secure entry allocated parking in a quiet location . The main accommodation includes a spacious lounge with dining space, two bedrooms, a modern bathroom, bright décor and a well-appointed modern kitchen. Ideal for an older resident, first time buyer or investor. Lease: 94 years remaining, Ground Rent:£240 PA, Service Charges: £1200 PA (upkeep/decoration of external buildings; upkeep/decoration of internal shared areas; garden, upkeep of electronic gates)

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