

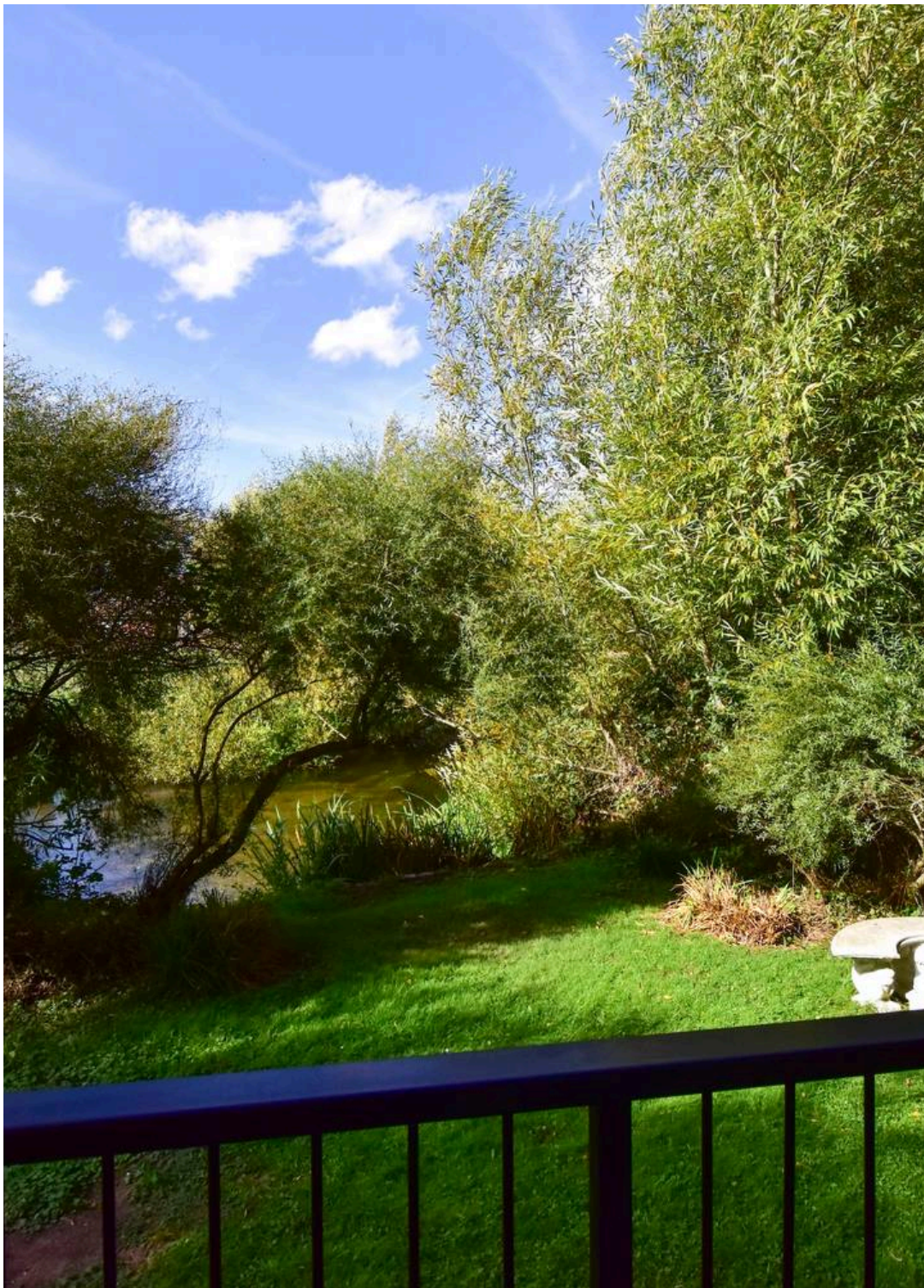


Ridge House, Springwell Lane, Rickmansworth

Guide Price £325,000

proffitt
& holt





Ridge House, Springwell Lane

Rickmansworth

Proffitt & Holt are proud to offer to the market this beautifully presented two bedroom ground floor apartment, situated on Springwell Lane and enjoying a truly exceptional feature — a private balcony that leads onto a communal grass area that looks out over the River Colne.

It is this rare combination of wonderful outdoor space and stunning waterside views that originally attracted the current vendors to the property, and it remains one of the defining features of this special home. The outlook is what sets this apartment apart from other properties in the area, offering a peaceful and picturesque setting that is particularly difficult to find.

The property is presented in excellent condition throughout and begins with a welcoming entrance hall, featuring useful storage and access to all rooms. The kitchen is well presented and thoughtfully arranged, with an opening that leads through to the bright and inviting, double aspect reception room, which is neutrally decorated and well presented throughout. Patio doors open directly onto the outside terrace, creating a wonderful extension of the living space and providing an enviable setting in which to relax, entertain or simply sit and enjoy the idyllic views across the River Colne. The combination of the terrace and outlook provides a wonderful sense of space and tranquillity and is undoubtedly the standout feature of this home. There are two well-proportioned bedrooms, both benefiting from built-in wardrobes, with the principal bedroom further complemented by an en-suite shower room. The main bathroom is well presented and fitted with a modern three-piece suite. Externally, the property benefits from allocated parking, while the balcony offers particularly desirable access to the communal outdoor space and, most importantly, an outlook that gives this apartment its unique sense of tranquillity and appeal.

Springwell Lane is conveniently situated for Rickmansworth town centre, with its excellent selection of shops, bars and restaurants, together with excellent transport links.



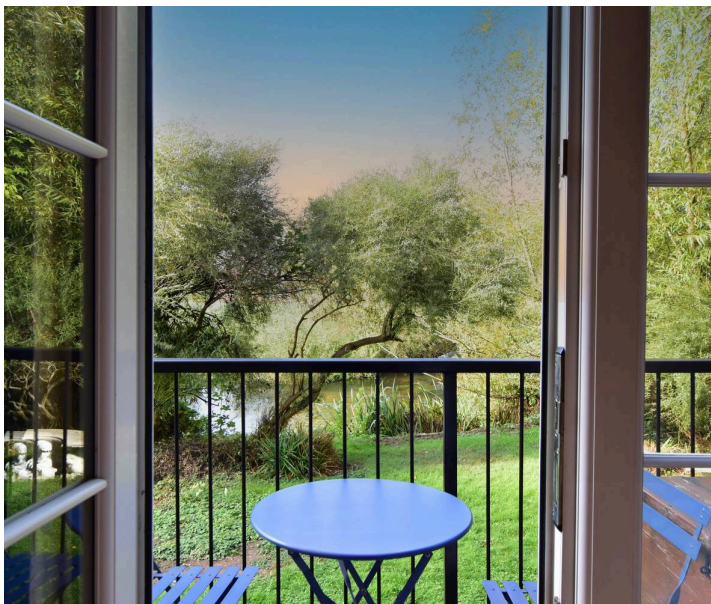
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Rickmansworth town centre has a fine conservation area, which includes the church of St Mary, with its 17th century tower. Basing House, home of the Three Rivers Museum, is associated with William Penn, founder of Pennsylvania. The River Chess flows to the east of the town, and this is joined by the River Clone and the Grand Union Canal. Watersmeet is a popular local theatre, and Rickmansworth Aquadrome features a variety of lakes which offer watersports. Rickmansworth's famous golf course at Moor Park boasts a spectacular mansion which has been preserved as a club house and is open to the public. For the commuter, Rickmansworth is just off the M25 motorway and Rickmansworth station is serviced by the Metropolitan Line which has trains into London.

- Two Bedrooms
- Ground Floor Apartment
- Doors Out to Outside Terrace Area
- Idyllic River Views
- Two Bathrooms
- Well Presented Throughout
- Allocated Parking
- No Upper Chain





General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating: B

Council Tax Band: D

Tenure: Leasehold

Services

Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

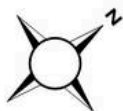
For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

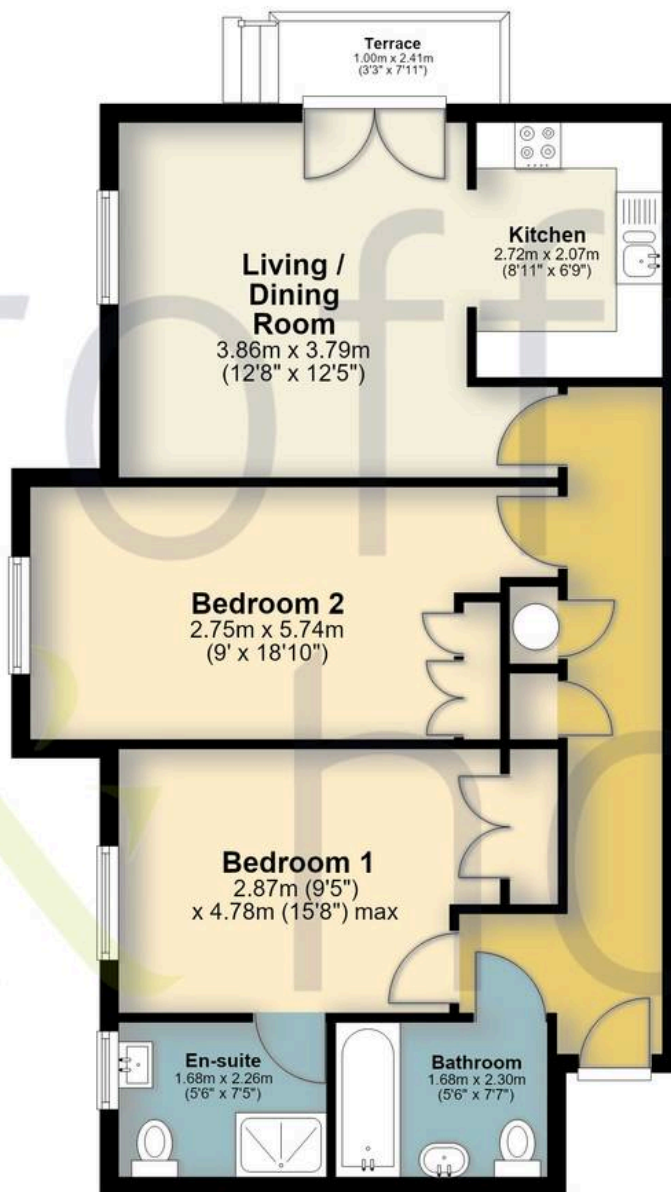
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





Ground Floor

Approx. 68.8 sq. metres (741.1 sq. feet)
(excluding Terrace)



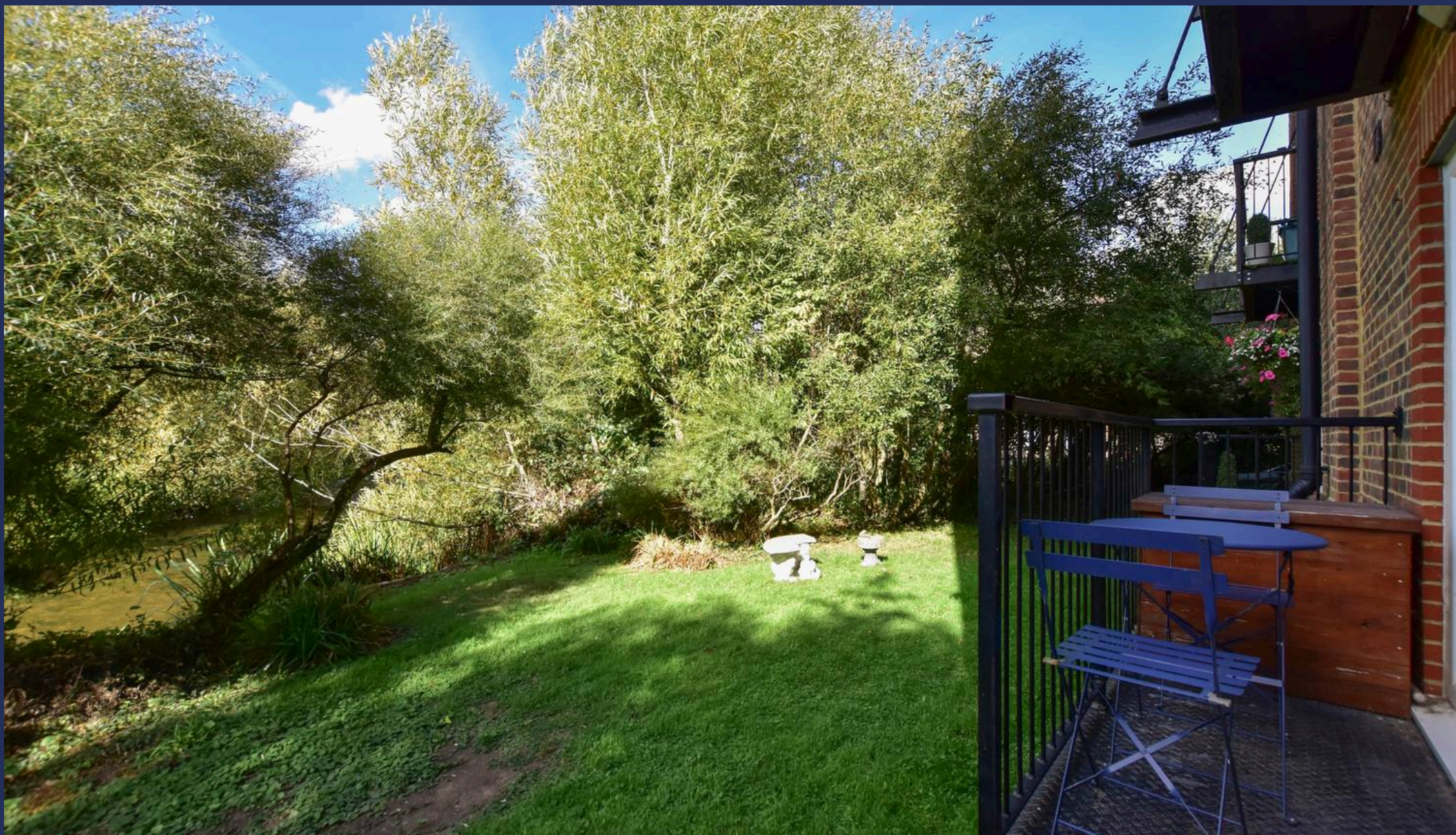
Total area: approx. 68.8 sq. metres (741.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





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