



11 Lindiswara Court, Watford Road, Croxley Green, Rickmansworth,
Hertfordshire, WD3 3DR



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- Long Lease
- Convenient Location
- Second Floor Flat
- Two Bedrooms
- Communal Entrance & Garden
- Garage
- Off Street Parking
- 0.4 Miles To Croxley Train Station
- Council Tax Band C

Situated in a popular and convenient location within Croxley, this two bedroom second floor flat with 166 years remaining on the lease is perfect for first time buyers or investors alike.

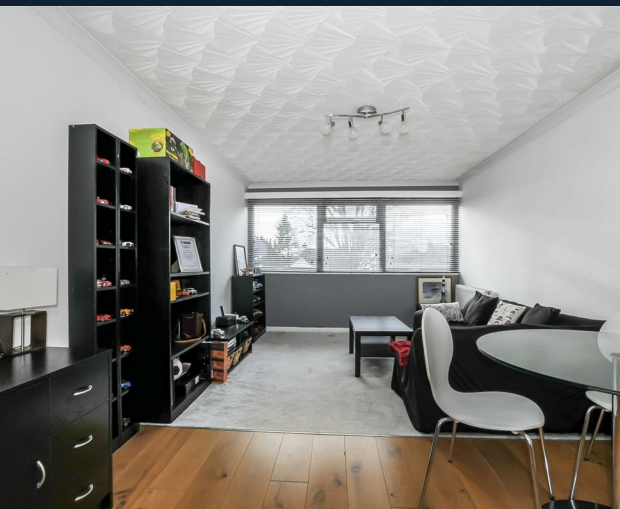
The property begins with a communal entrance with stairs leading to the flat. This well presented flat covers 674 sq ft of living space, there is a sitting/dining room which flows into a modern fully functional fitted kitchen with breakfast bar.

There are two good sized bedrooms on offer which overlook the front and back aspect of the property. Completing the accommodation is a three piece bathroom.

Outside, there is a communal garden area ideal for the summer seasons. The flat has allocated parking to the front and its own garage situated to the rear of the building.

The property is in an ideal location, for commuting into London Croxley Train Station is only a short walk down the road, Watford Town Centre is a short drive offering an abundance of retail shopping and restaurants. The small town centre of Rickmansworth is a 5 minutes drive, again offering amenities and outdoor spaces.

Viewings strictly by appointment through Carter Hayward on 01923 682 888.







Lindiswara Court

Approximate Gross Internal Floor Area = 62.6 sq m / 674 sq ft

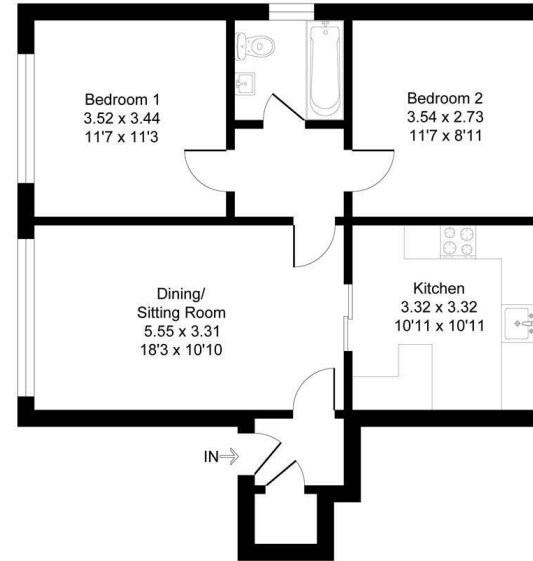


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		60	64				



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