

High Street, Rickmansworth, Hertfordshire, WD3 1SW



£285,000 Leasehold

## 1 Double Bedroom Third Floor Retirement Flat

We are delighted to bring to the market this ONE BEDROOM THIRD FLOOR RETIREMENT FLAT WITH A BALCONY situated within this well managed retirement lodge in the heart of Rickmansworth.

- LIVING/DINING ROOM
- FITTED KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- LARGE BALCONY
- SOLAR WATER HEATING
- COMMUNAL GROUNDS
- RESIDENTS & VISITORS PARKING
- LAUNDRY ROOM
- GUEST SUITE
- OWNERS LOUNGE
- LIFT TO ALL FLOORS

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This flat comprises of a welcoming entrance hallway with a large built-in storage cupboard and doors providing access to all rooms. The spacious living/dining room has doors leading onto a large balcony, with space for a small table and a couple of chairs overlooking the front of the development. There is a fitted kitchen which includes a built-in electric oven with ceramic hob and cooker hood above. The master bedroom has a built-in wardrobe with sliding mirrored doors. Completing the property is a modern shower room.

Middlemarch Lodge offers good amenity areas and a varied recreation program. The communal amenities on offer include an on-site warden Monday- Friday, 24 hour care line assistance, a guest suite, laundry room, well-being suite and owners lounge. There is also ample residents and visitors parking available.

Situated in the heart of Rickmansworth Town Centre, only a short walk from the High Street with its various shops, cafes and supermarkets. The Watersmeet Theatre is a stone's throw away and the apartment is not far from the Aquadrome. The M25 is easily reached via a short drive to Junction 17 or 18 and Rickmansworth station is a short walk away.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2183.89 (2024-2025)
- Approx. Floor Area: 522.3 Sq ft / 48.5 Sqm
- Lease Remaining: Approx. 113 years remaining
- Service Charge: Approx. £2140.00 per annum
- Ground Rent: Approx. £640.00 per annum
- Nearest Station: 0.4 miles Rickmansworth Station – Metropolitan/Chiltern Line



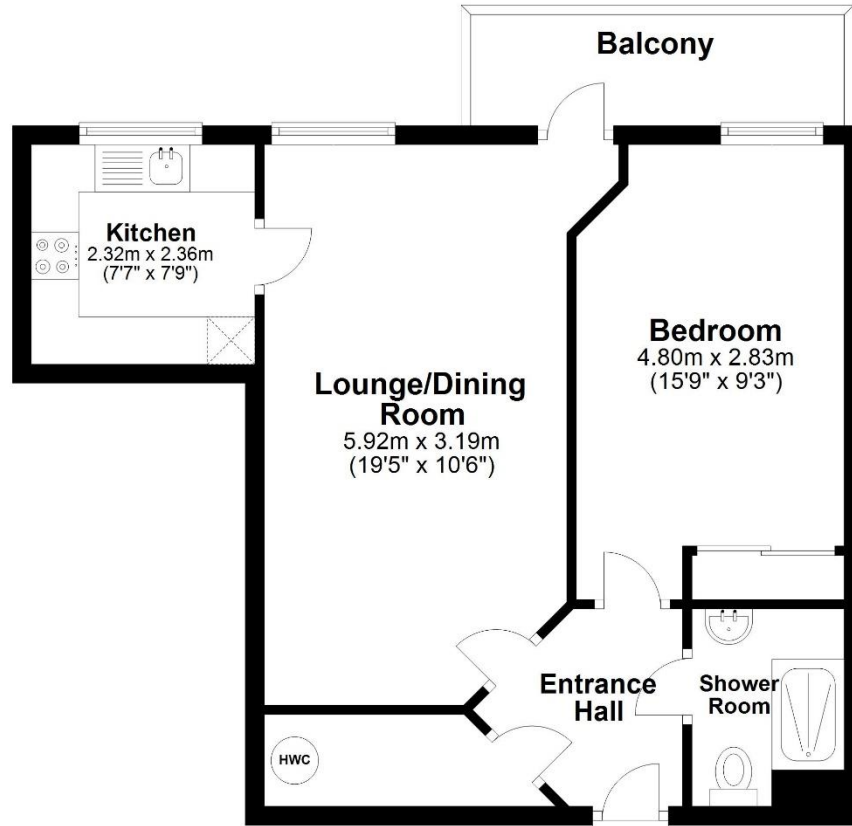
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Third Floor

Approx. 48.5 sq. metres (522.3 sq. feet)



Total area: approx. 48.5 sq. metres (522.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

**VIEWING:** Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

**PLEASE NOTE:** It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

**FIXTURES & FITTINGS:** Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

