

High Street, Rickmansworth, Hertfordshire, WD3 1EY



£180,000 Leasehold

## 1 Double Bedroom First Floor Retirement Flat

A beautifully presented ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT located conveniently within Rickmansworth Town Centre.

- CHAIN FREE
- LIVING/DINING ROOM
- KITCHEN
- DOUBLE BEDROOM
- MODERN BATHROOM
- STORAGE CUPBOARD
- LIFT
- LAUNDRY ROOM
- COMMUNAL GARDENS
- RESIDENTS LOUNGE

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This flat comprises of an entrance hallway with a large built-in storage cupboard and doors providing access to all rooms. There is a spacious living/dining room and a fitted kitchen. There is a large double bedroom with a built-in wardrobe and a modern shower room.

This private development is centrally located in Rickmansworth, running adjacent to the River Chess with a large patio area to enjoy and the property overlooks the well-maintained communal gardens. Other facilities available on site are a communal laundry room, a large communal lounge area hosting various activities and get together, and a guest suite available for a nightly rate.

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 flat 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 with Metropolitan and Chiltern line trains offering easy access into London (25 mins via Chiltern Line to Marylebone Station).

\*\* This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. \*\*

\*\* Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1941.24 (2024-2025)
- Approx. Floor Area: 492 Sq ft / 46 Sqm
- Lease Remaining: Approx. 74 years remaining
- Annual Service Charge and Review: Approx. £2902.00 per annum
- Annual Ground Rent and Review: Approx. £110.00 per annum
- Nearest Station: 0.4 miles Rickmansworth Station – Metropolitan/Chiltern Line





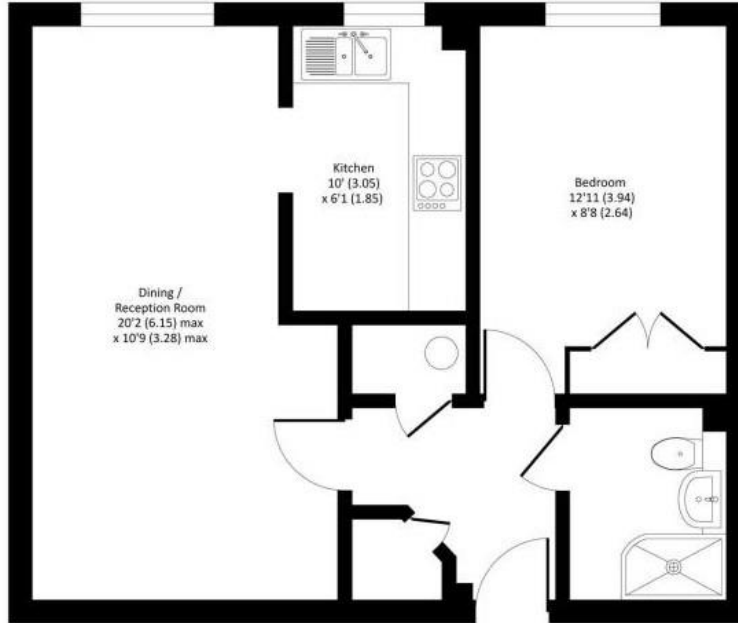
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# Hutchings Lodge High Street, Rickmansworth, Hertfordshire, WD3 1EY

Approximate Area = 492 sq ft / 46 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022.

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

