

High Street, Rickmansworth, Hertfordshire, WD3 1SW



£305,000 Leasehold

## 1 Double Bedroom Second Floor Retirement Apartment

A ONE DOUBLE BEDROOM SECOND FLOOR RETIREMENT APARTMENT in excellent condition and set within this popular town centre development.

- NO CHAIN
- LIVING/DINING ROOM
- DOUBLE BEDROOM
- MODERN FITTED KITCHEN
- BATHROOM
- LIFT IN BLOCK
- TOWN CENTRE LOCATION
- PARKING
- COMMUNAL LOUNGE
- LAUNDRY ROOM
- WELLBEING ROOM



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The apartment includes a spacious living/dining room with Juliet balcony that provides access into the modern, fitted kitchen. There is a large double bedroom with built-in storage as well as a three-piece bathroom suite.

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 owner's 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: 587 Sq ft / 54.5 Sqm
- Lease Remaining: Approx. 112 years remaining
- Annual Service Charge and Review: Approx. £2402.00 per annum
- Annual Ground Rent and Review: Approx. £641.00 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		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Second Floor

Approx. 54.5 sq. metres (587.0 sq. feet)



Total area: approx. 54.5 sq. metres (587.0 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.

