

High Street, Rickmansworth, Hertfordshire, WD3 1EY



£280,000 Leasehold

## 2 Bedroom Second Floor Retirement Apartment

A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT conveniently located conveniently within Rickmansworth Town Centre.

- LIVING/DINING ROOM
- FITTED KITCHEN
- TWO BEDROOMS
- SHOWER ROOM
- LIFT
- LAUNDRY ROOM
- RESIDENTS LOUNGE
- COMMUNAL GARDENS
- PRIVATE RESIDENTS PARKING



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The entrance hallway provides access to all rooms. There is a spacious living/dining room and a fitted kitchen. There are two bedrooms with a built-in wardrobe to bedroom one 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 togethers, 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).

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2183.89 (2024-2025)
- Approx. Floor Area: 657 Sq ft / 61.0 Sqm
- Lease Remaining: Approx. 74 years remaining
- Annual Service Charge and Review: Approx. £3619.24
- Annual Ground Rent and Review: Approx. £360.00 per annum
- Nearest Station: 0.4 miles Rickmansworth Station – Metropolitan/Chiltern Line

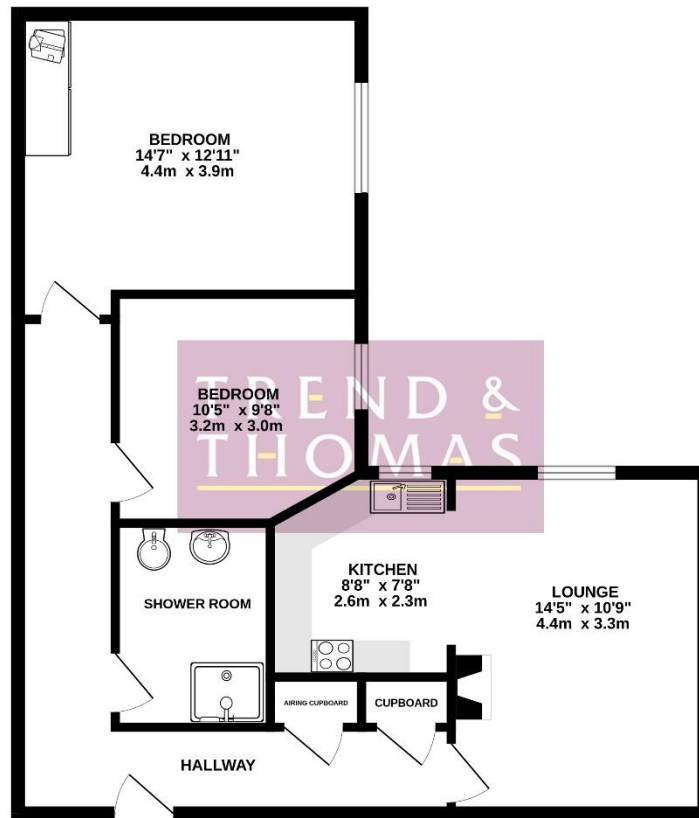


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SECOND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 656sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

