

High Street, Rickmansworth, Hertfordshire, WD3 1SW



**£400,000 Leasehold**

**2 Double Bedroom Ground Floor Retirement Flat**

A well-presented, chain free TWO DOUBLE BEDROOM GROUND FLOOR RETIREMENT FLAT, situated in the Town Centre.

- NO CHAIN
- LIVING/DINING ROOM
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- COMMUNAL LOUNGE
- LAUNDRY ROOM
- WELLBEING ROOM
- TOWN CENTRE LOCATION



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There is a spacious living/dining room with a door leading to a small patio area, and a modern fitted kitchen. There are two double bedrooms, one of which benefits from a built-in wardrobe and 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 owner's lounge. There is also ample residents and visitors parking available.

Situated in the heart of Rickmansworth, a few minutes' walk from the Metropolitan/Chiltern Line Station and adjacent to the shopping centres, this property is most conveniently placed. The M25 is easily reached via a short drive to Junction 17 or 18.

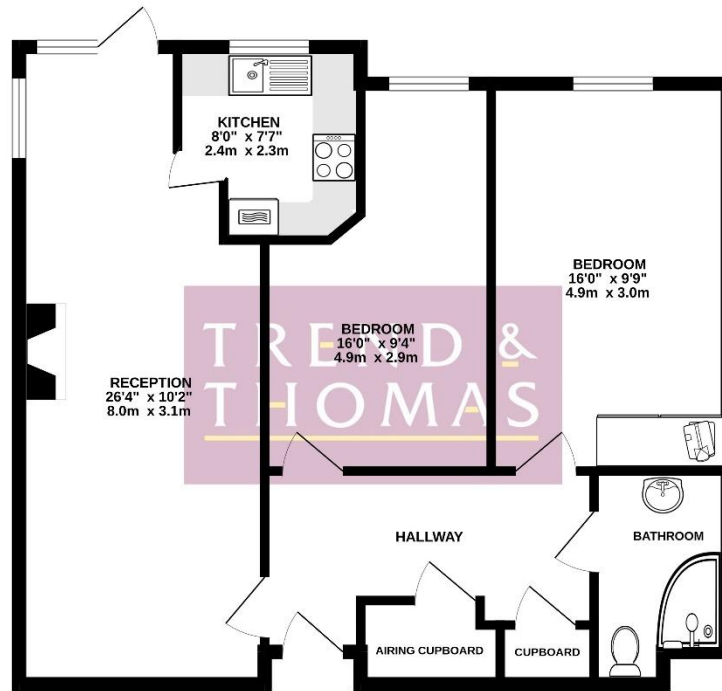
- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2669.20 (2024-2025)
- Approx. Floor Area: 733 Sq ft / 68.1 Sqm
- Lease Remaining: Approx. 112 years remaining
- Annual Service Charge and Review: Approx. £4211.57 per annum, reviewed yearly
- Annual Ground Rent and Review: Approx. £705.40 per annum
- Nearest Station: 0.4 miles Rickmansworth Station – Metropolitan/Chiltern Line



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GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 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 operation or efficiency can be given.  
Made with: Miroplan 12/2015

**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		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

