



## Flat 34, Middlemarch Lodge, 3 High Street

£305,000 Leasehold

LIVING/DINING ROOM • DOUBLE BEDROOM • LAUNDRY ROOM • GUEST SUITE • ATTRACTIVE COMMUNAL GROUNDS •  
WELLBEING SUITE • PARKING • LIFT

**TREND &  
THOMAS**





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

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 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 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.

Council Tax band: D

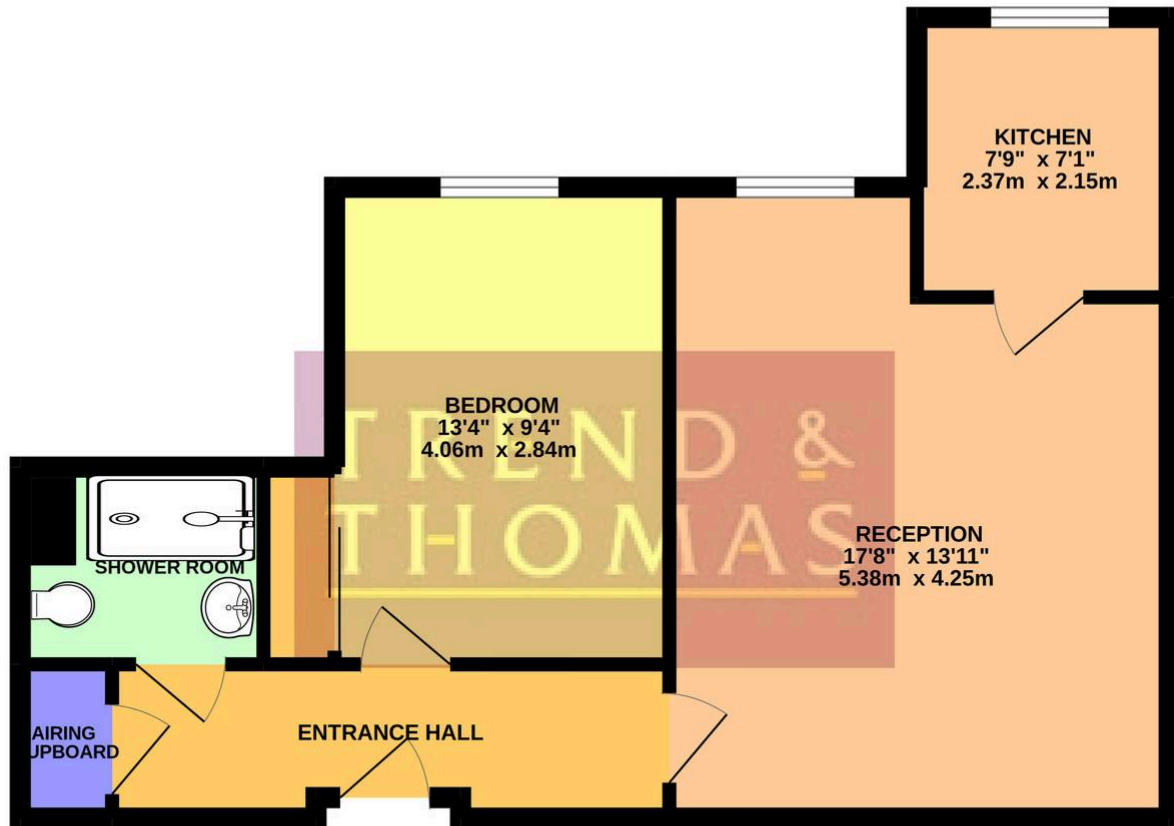
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- LIVING/DINING ROOM
- DOUBLE BEDROOM
- LAUNDRY ROOM
- GUEST SUITE
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**THIRD FLOOR**  
**608 sq.ft. (56.5 sq.m.) approx.**



MIDDLEMARCH, HIGH STREET, RICKMANSWORTH, WD3 1SW

TOTAL FLOOR AREA : 608sq.ft. (56.5 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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