



Flat 30, Middlemarch Lodge, 3 High Street

£315,000 Leasehold

LIVING/DINING ROOM • MODERN FITTED KITCHEN • DOUBLE BEDROOM • SHOWER ROOM • CORNER BALCONY •
COMMUNAL GROUNDS • RESIDENTS & VISITORS PARKING • LAUNDRY ROOM • GUEST SUITE • LIFT TO ALL FLOORS •
OWNERS LOUNGE

**TREND &
THOMAS**



We are delighted to bring to the market this ONE BEDROOM THIRD FLOOR RETIREMENT FLAT with a corner balcony, in this well-managed retirement lodge in the heart of Rickmansworth.

There is a welcoming entrance hallway with a large built-in storage cupboard and doors providing access to all rooms. The spacious living/dining room has a door leading onto a large corner balcony, overlooking the rear of the development and another door leading to a modern fitted kitchen with integrated appliances. There is a double bedroom with a built-in wardrobe and sliding mirrored doors as well as 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 owners 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.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





TOTAL APPROX. FLOOR AREA 509 SQ.FT. (47.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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