



## Flat 20, Middlemarch Lodge, 3 High Street

£399,950 Leasehold

NO CHAIN • LIVING/DINING ROOM • MODERN KITCHEN • TWO DOUBLE BEDROOMS • BATHROOM • WELLBEING ROOM  
• COMMUNAL LAUNDRY ROOM • COMMUNAL LOUNGE • TOWN CENTRE LOCATION • LIFT IN BLOCK

TREND &  
THOMAS





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

There is a spacious living/dining room with feature fireplace and a door opening to a Juliet balcony. There is a modern fitted kitchen, 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, communal laundry room, well-being suite and communal 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: E

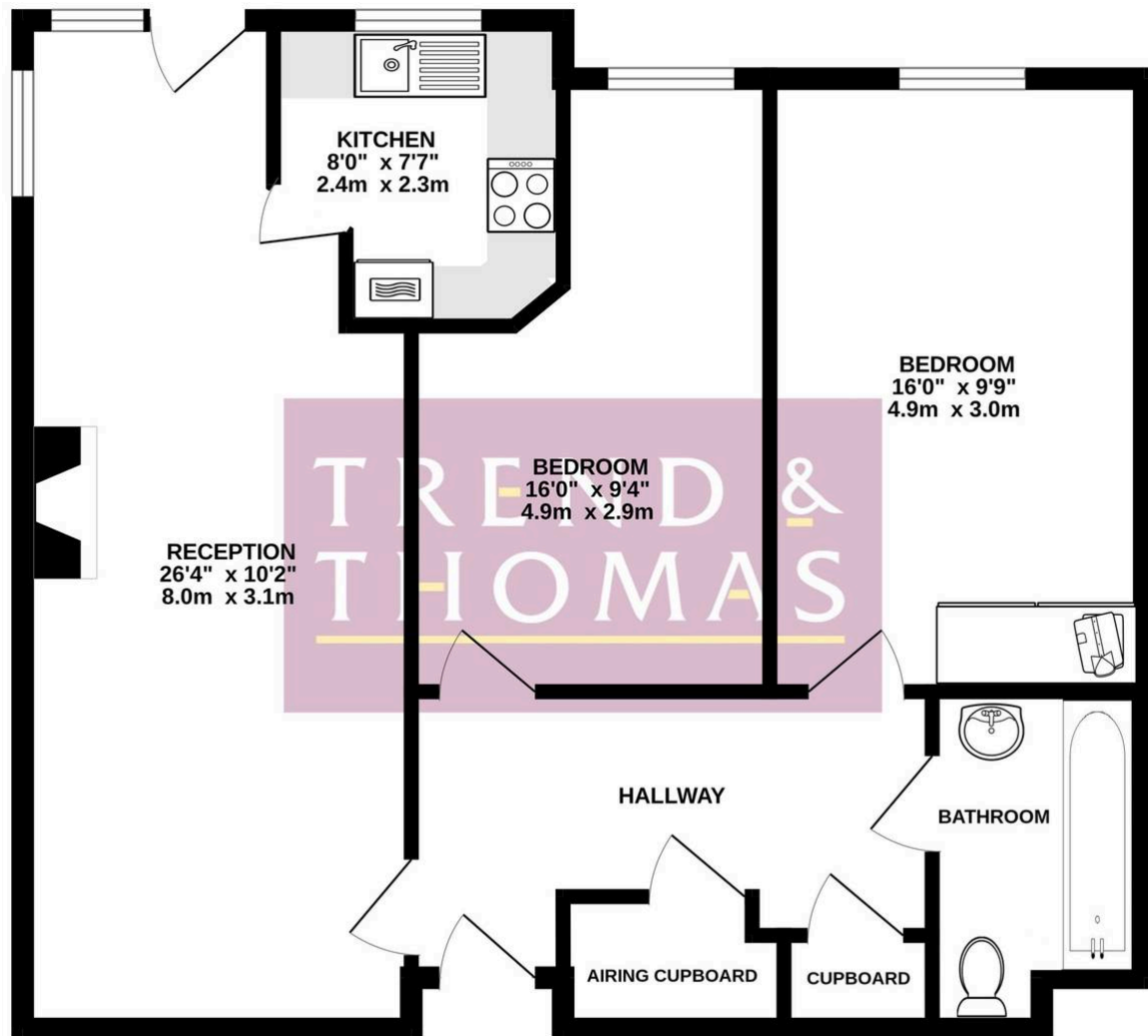
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



First 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 operability or efficiency can be given.  
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