



Hutchings Lodge, High Street, Rickmansworth, WD3 1EY

Guide price: £175,000 Leasehold

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About the property

This very well-maintained Ground Floor retirement apartment is an ideal choice for those seeking a comfortable and peaceful living space close by to excellent local amenities. The home features a spacious 1-bedroom layout, thoughtfully updated throughout to offer modern convenience and style. The accommodation comprises spacious entrance hallway, living/dining room, well-equipped kitchen, double bedroom with built in wardrobes, shower room and two storage cupboards.

The property benefits from residents' parking and is set within a well-kept development that includes a tranquil, communal garden—perfect for relaxing outdoors. Located just off of Rickmansworth High Street, the property is within easy access to plenty of local amenities and is just half a mile from Rickmansworth Metropolitan Line Station.



- Ground floor
- One bedroom

- Residents parking
- Retirement apartment

- Communal garden
- Town centre location

Hutchings Lodge, High Street, Rickmansworth

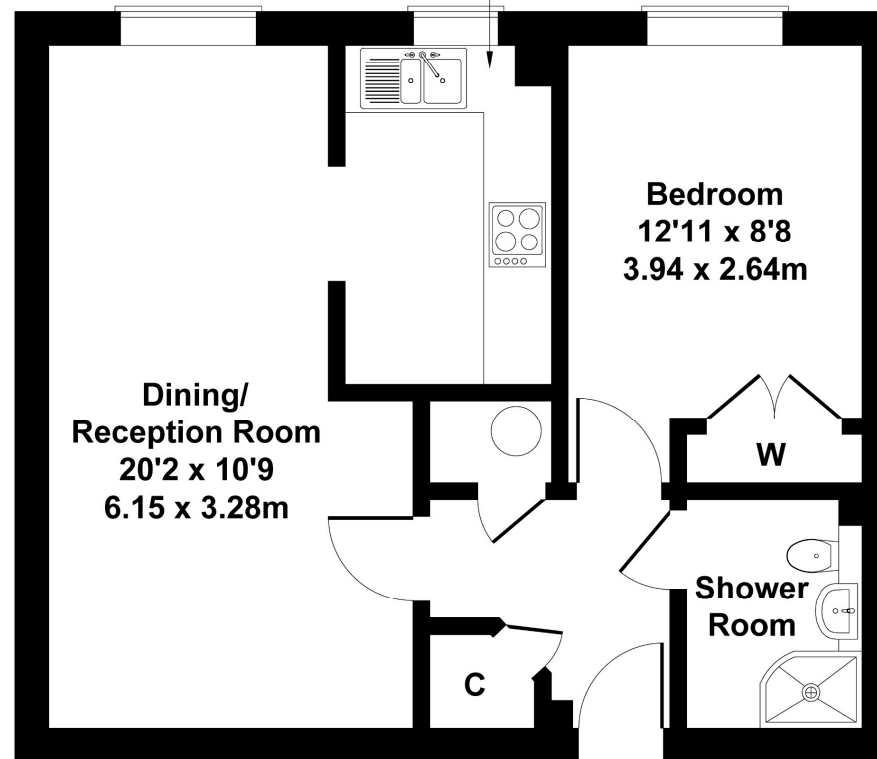
Approximate Gross Internal Area

484 sq ft - 45 sq m

Kitchen

10'1 x 6'1

3.05 x 1.85m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Rickmansworth has plenty of countryside nearby for walks and cycling but is also close enough to London to offer residents the chance of the hustle and bustle of the big city. One of Rickmansworth's most popular destinations is the 41 hectares of Local Nature Reserve the Aquadrome, with Lakes, woodland, children's play area and the popular Café in the Park. There are plenty of leisure facilities within the area including an array of golf courses, health clubs and swimming pools.

There are multitude of local shops in Rickmansworth including smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a large Waitrose. Restaurants such as Zaza's are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.

Local Authority: Three Rivers District Council

Council Tax: C

Approximate floor area: 492 sq ft

Tenure: Leasehold circa 73 years remaining

Service charge: Approximately £3,000 per annum

Ground rent: £110 per annum

Nearest Station: 0.4 miles to Rickmansworth

Distance to Town Centre: 0.1 miles to Rickmansworth

Nearest Motorway: 1.9 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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