



Middlemarch Lodge, 3, High Street, Rickmansworth, WD3 1SW

Offers in excess of: £350,000 Leasehold

sewell &
gardner

About the property

This well-presented first floor two-bedroom retirement apartment is ideally located in the heart of Rickmansworth, just a short, level walk from the High Street, local amenities and bus stops.

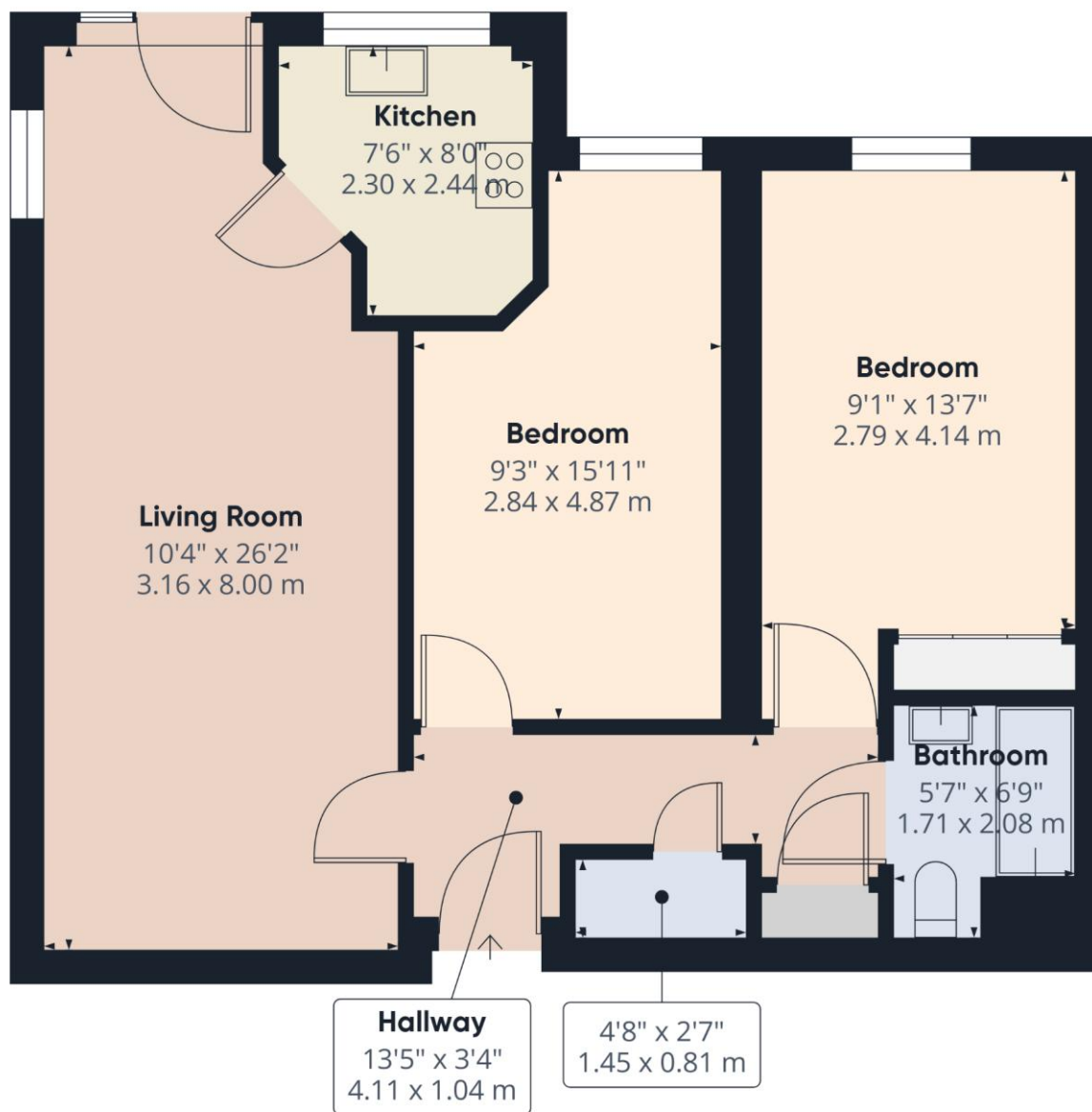
This is a well-maintained development for the over 55s, offering a friendly and secure community with an on-site warden available daily. A spacious and accessible hallway welcomes you in, leading to a bright lounge and dining area with direct access to a Juliette balcony. The separate kitchen is well-kept and features fully integrated appliances.

The principal bedroom would comfortably fit a double bed with ample space for a dressing table and wardrobes. The second bedroom currently holds two twin beds, with built-in wardrobes and a cosy desk area under the windows. The accessible bathroom is practical and easy to use with an emergency button installed. The property features excellent storage space. Residents can enjoy regular social activities in the communal lounge, while a comfortable guest suite is available for visiting friends and family.

A viewing is highly recommended to fully appreciate all this home has to offer.



- Two double bedrooms
- First floor retirement apartment
- Lift Access
- Communal lounge and laundry room
- Juliette balcony
- Bus stops just a short walk away
- 24-hour emergency careline system
- Communal parking
- Daily on-site warden



Approximate total area⁽¹⁾

688 ft²

64 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

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 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.

This is a delightful retirement property for the over 55s, offering a warm and welcoming community atmosphere. Enjoy peace of mind with an on-site warden available daily and a range of regular social activities in the residents' lounge. A beautifully appointed guest suite is perfect for visiting friends and family, while excellent transport links, with bus stops just steps away and a nearby station, make getting around effortless.

Local Authority: Three Rivers District Council

Council Tax: Band E

Approximate Floor Area: 688 sq ft

Annual Service Charge: £4,172.88

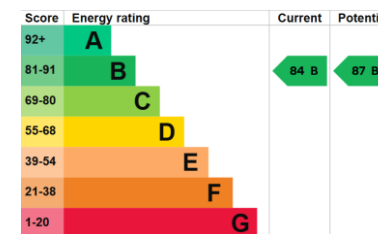
Annual Ground Rent: £705.40

Lease Length: 112 years remaining

Nearest Station: 0.4 miles to Rickmansworth Railway Station

Distance to Town Centre: 0.3 miles to Rickmansworth High Street

Nearest Motorway: 1.5 miles to the M25



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors

Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

**sewell &
gardner**