



Middlemarch Lodge, 3, High Street, Rickmansworth, WD3 1SW  
Offers in excess of £250,000

sewell &  
gardner







# About the property

Perfectly positioned just off Rickmansworth High Street, this beautiful ground floor one-bedroom apartment sits within the highly regarded Middlemarch Lodge, an exclusive and friendly development designed for the over 60s.

Step inside to a welcoming hallway leading to a spacious lounge and dining area, complete with an electric fireplace and plenty of room for entertaining or relaxing. From the lounge, a door opens directly onto an enclosed garden area — perfect for enjoying your morning coffee or some fresh air. The modern, fully integrated kitchen is conveniently located just off the lounge, offering a clean and functional space for everyday cooking.

The principal bedroom is generous in size, featuring built-in sliding wardrobes, with ample space for a double bed and dressing table. The modern shower room includes a level-access shower and fold-down seat, designed with both comfort and practicality in mind. The apartment benefits from wide doorways and level access throughout, making it ideal for easy living.

Middlemarch Lodge offers a warm and welcoming community with fantastic on-site facilities, including a communal lounge hosting regular social events, guest suites for visiting friends and family, a laundry room, and a lovely communal patio area to enjoy the sunshine. Just moments from the High Street, residents can take advantage of local shops, cafés, and excellent transport links, all within easy reach.

This charming home combines comfort, independence, and community — the perfect place to enjoy your next chapter.

Local Authority: Three Rivers District Council  
Approximate floor area: 564 sq ft  
Council Tax Band: D  
Tenure: Leasehold



# Key features

- One bedroom
- Ground floor retirement apartment
- Patio area
- Well-presented throughout
- Communal lounge and garden
- Laundry room
- Residents parking
- On-site lodge manager Monday-Friday & 24-hour emergency careline system
- Located a short, level walk from Rickmansworth High Street

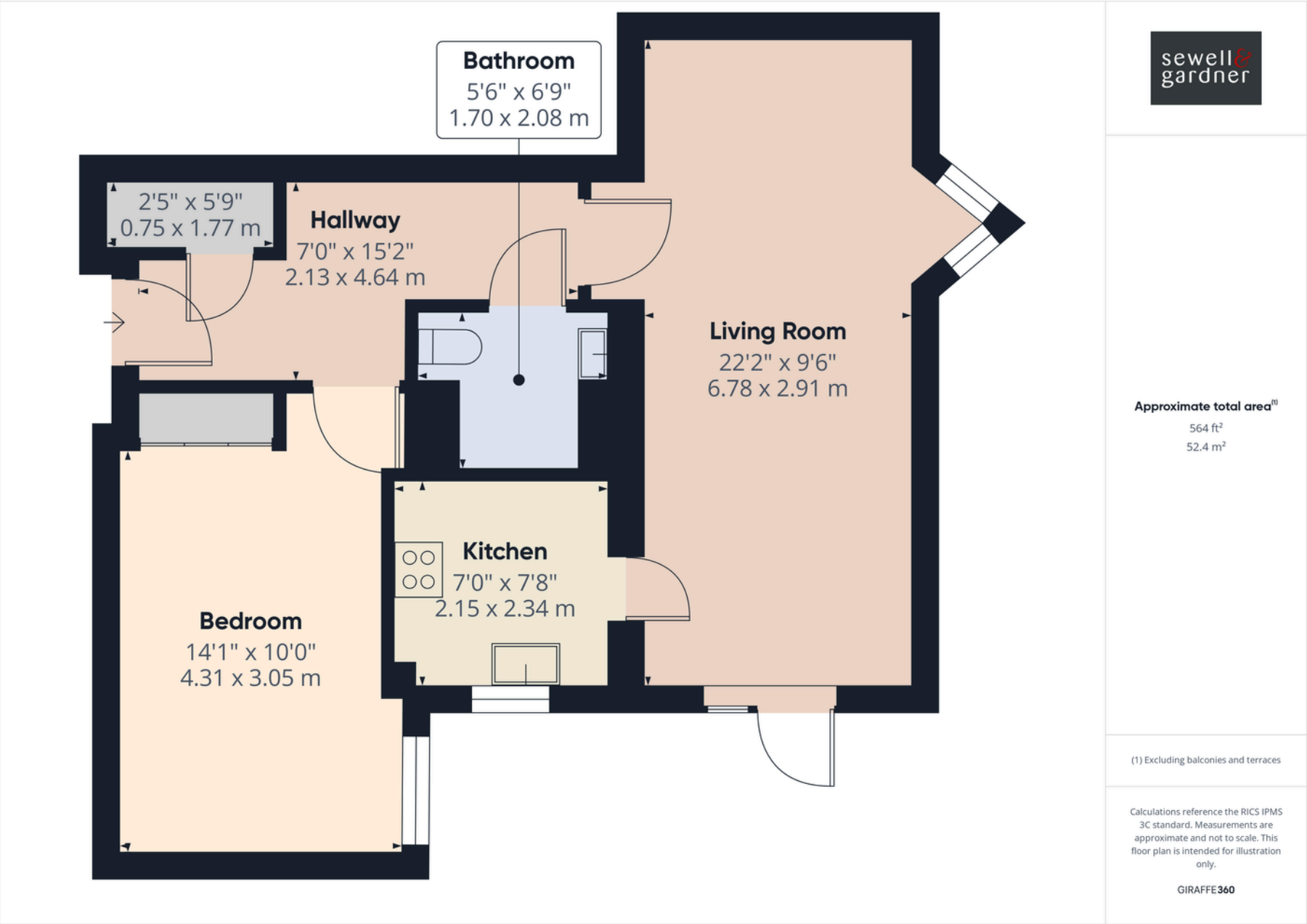




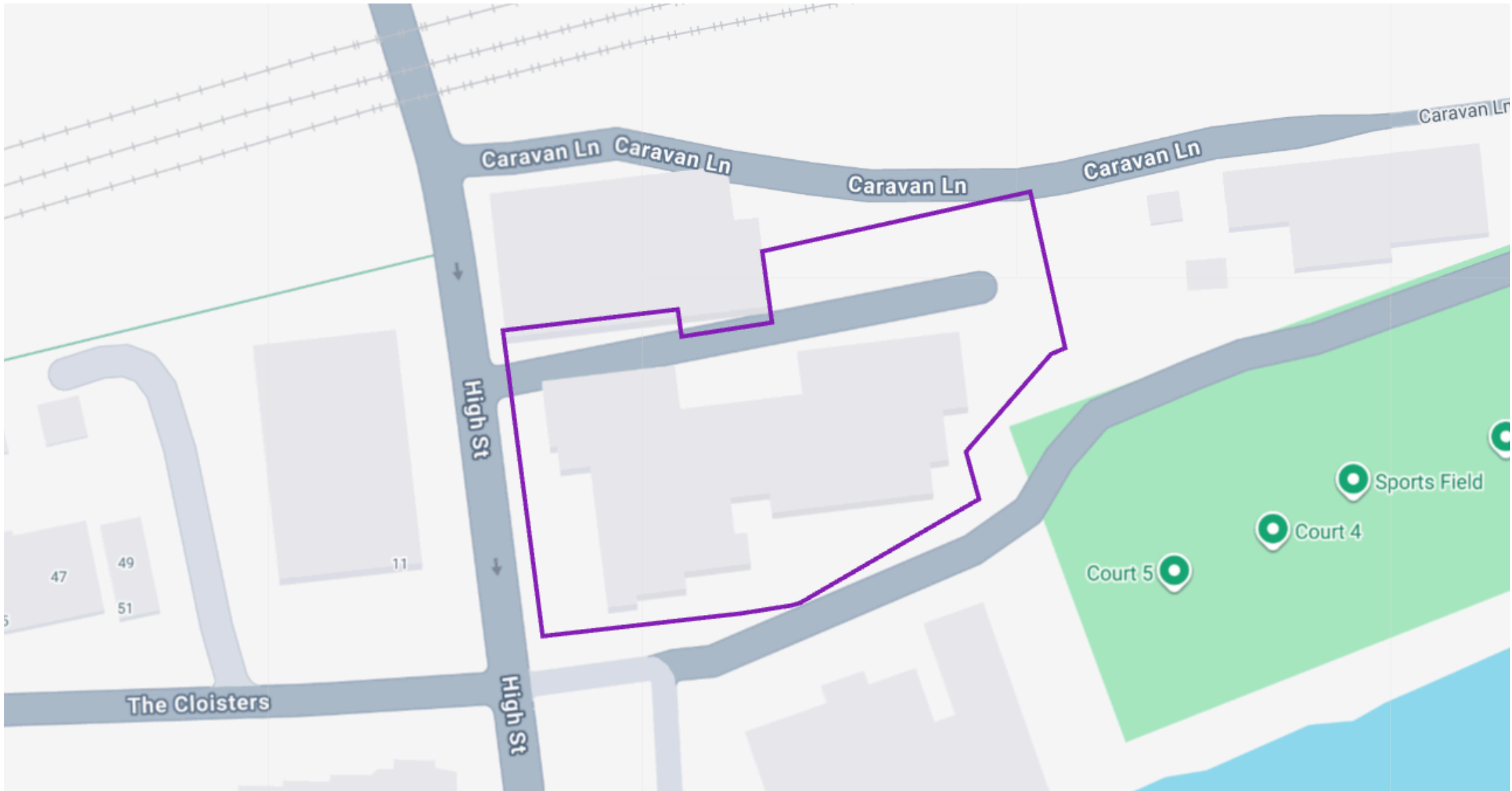




# Floorplan



# Boundary



# 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.

- 0.4 miles to Rickmansworth Railway Station
- 0.3 miles to Rickmansworth High Street
- Nearest Motorway: 1.5 miles to the M25

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 564 sq ft

Tenure: Leasehold (111 years remaining)

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; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, & Woodward Surveyors. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	83 B





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