



Mill Stream Lodge, Rickmansworth, WD3 8JQ

Guide Price £345,000 Leasehold



The property

Set within the beautiful Mill Stream Lodge development, this lovely two-bedroom apartment is brought to the market in excellent condition.

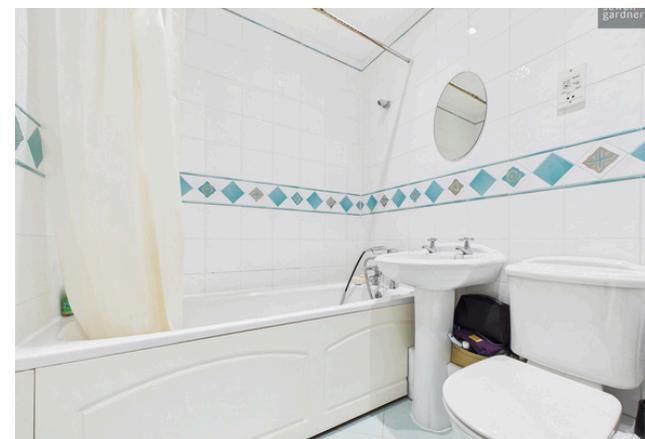
As you enter the property, you're greeted by a bright and airy hallway with two large storage cupboards, perfect for coats, shoes and general day-to-day storage. Moving through the apartment, the principal bedroom sits to the right and offers built-in wardrobe space along with attractive views over the river to the front. The principle bedroom also benefits from a well-presented ensuite shower room.

The second bedroom is a comfortable double, with built-in wardrobes and plenty of natural light. The family bathroom is a good size and finished to a modern standard.

At the end of the hallway is the living room, which is a real highlight of the home. It's a generous space, beautifully decorated and filled with natural light. The modern, fully integrated kitchen sits neatly off the living area and offers ample storage.

Double doors from the living room open out onto the balcony, which truly sets this property apart. With space for seating and peaceful views over the river, it's the perfect spot to relax and enjoy the surroundings.

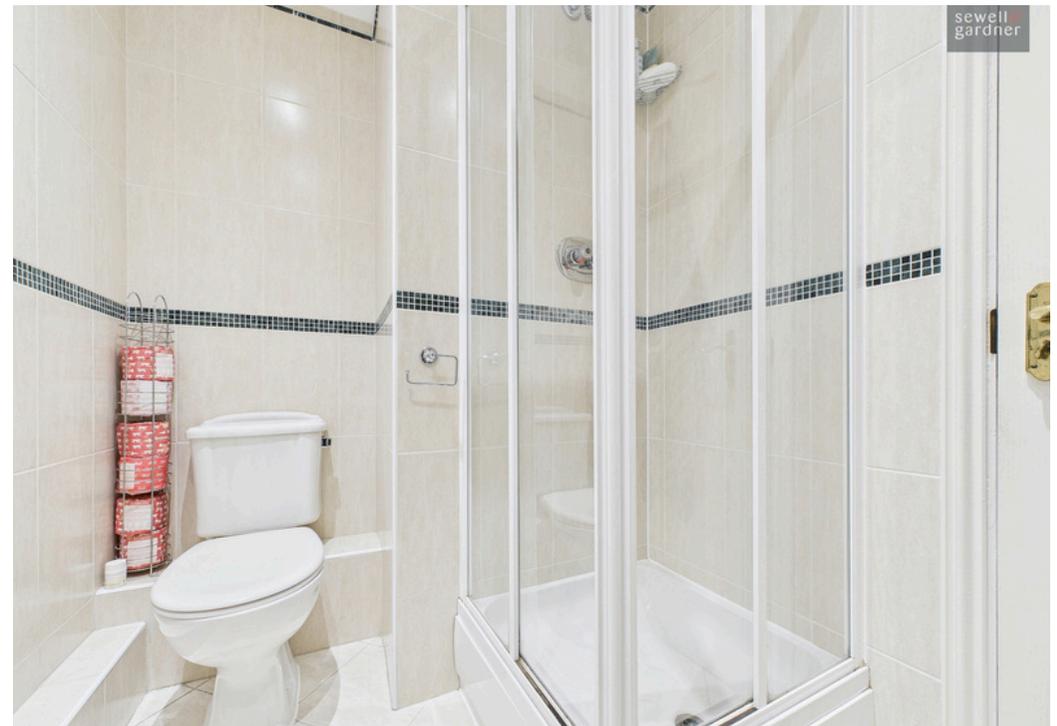
The property also benefits from two allocated parking spaces, adding further convenience.





Key Features

- Sought-after Mill Stream Lodge development
- First floor apartment
- Two well-proportioned bedrooms with built-in wardrobes
- Bright and airy entrance hallway with ample storage
- Beautifully presented throughout
- Feature balcony with seating area overlooking the river
- Two allocated parking spaces
- Beautiful river views and communal gardens



Floorplan



Approximate total area⁽¹⁾
602 ft²
56.1 m²

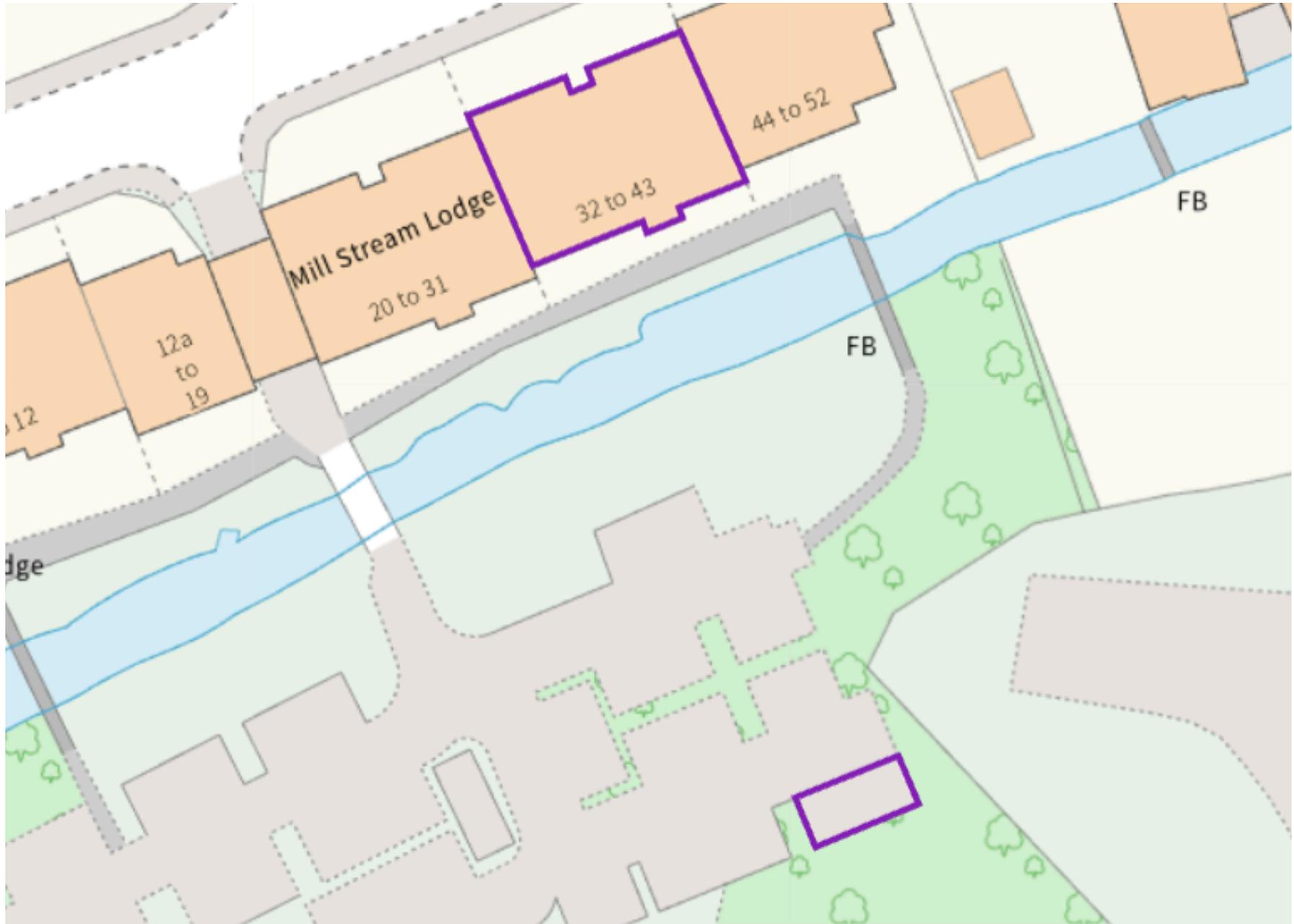
Balconies and terraces
39 ft²
3.6 m²

(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.



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.

- 1.1 miles to Rickmansworth Station
- 1.1 miles to Rickmansworth High Street
- Nearest Motorway: 0.9 miles to M25

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 602 sq ft

Tenure: Leasehold (97 years remaining)

Service Charge: £1,485.96 (10 monthly payments)

Ground Rent: £305 per annum



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.

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Contact Sewell & Gardner on 01923 776400 or sgsales@sewellgardner.com