



## High Street, Rickmansworth, WD3

£290,000 Leasehold

SECOND FLOOR RETIREMENT FLAT • LIVING/DINING ROOM • MODERN FITTED KITCHEN • TWO DOUBLE BEDROOMS •  
MODERN BATHROOM • LAUNDRY ROOM • RESIDENTS LOUNGE • COMMUNAL GARDENS • RESIDENTS PARKING

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS









A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT conveniently located conveniently within Rickmansworth Town Centre.

The entrance hallway provides access to all rooms within the apartment. There is a spacious living/dining room that is open plan to a fitted kitchen. There are two double bedrooms with a built-in storage to bedroom one and a modern bathroom with the benefit of mobility accessible bath with shower.

This private development is centrally located in Rickmansworth, running adjacent to the River Chess with a large patio area to enjoy and the property overlooks the well-maintained communal gardens. Other facilities available on site are: Residents parking (available on a first-come, first-served basis), communal laundry room, a large communal lounge area hosting various activities and get togethers, and a guest suite available for a nightly rate.

Situated in the heart of Rickmansworth Town Centre, only a short walk from the High Street with its various shops, cafes and supermarkets. The Watersmeet Theatre is a stone's throw away and the flat is not far from the Aquadrome. The M25 is easily reached via a short drive to Junction 17 or 18 and Rickmansworth station is a short walk away with Metropolitan and Chiltern line trains offering easy access into London (25 mins via Chiltern Line to Marylebone Station).

Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

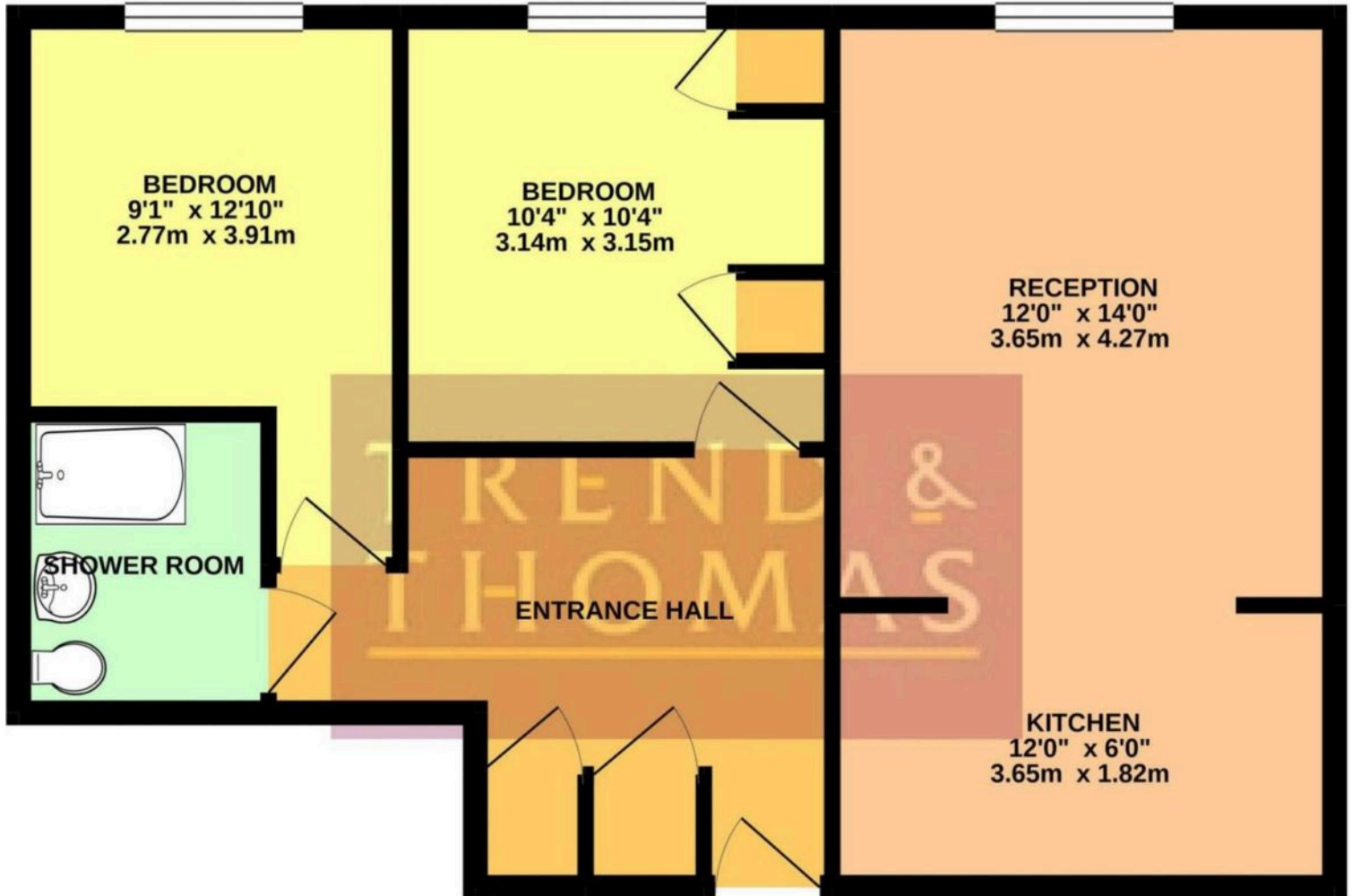
Remaining Lease Length: Approx. 90 years remaining

Annual Service Charge: Approx. £TBC per annum

Annual Ground Rent: Approx. £128.00 per annum



## 2ND FLOOR 605 sq.ft. (56.2 sq.m.) approx.



HUTCHINGS LODGE, RICKMANSWORTH, WD3 1EY

TOTAL FLOOR AREA : 605 sq.ft. (56.2 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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It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.