

O.I.R.O £325,000 Leasehold

2 Bedroom, Apartment - Retirement

31, Middlemarch Lodge High Street, Rickmansworth, Hertfordshire, WD3 1SW

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Churchill
Sales & Lettings
Retirement Property Specialists

Middlemarch Lodge

Located in the town of Rickmansworth, in the Three Rivers district of Hertfordshire is this attractive development of 42 one and two bedroom Retirement apartments, ideally situated on the edge of the Town Centre. Rickmansworth is a small town which offers a variety of leisure activities and amenities which range from Cassiobury Park, cycling along one of the most picturesque sections of the Grand Union Canal, The River Chess Valley, walks in the Chiltern Hill and Chorleywood Common to name a few. The High Street hosts a range of restaurants for you to relax in and Rickmansworth contains a large public park called the Aquadrome, which covers 41 hectares and consists of lakes, grassland and woodland, making it an ideal place for walks.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Middlemarch Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Middlemarch Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Middlemarch Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







Property Overview

TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

SOUTH FACING

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom second floor apartment. The property is conveniently located near the stairs and is presented in very good order throughout.

The living room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to a Juliet balcony and windows provides lots of natural light.

The kitchen is accessed via the living room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, an under counter fridge and washing machine. Windows provide light and ventilation.

Bedroom one is a generous double room with a built in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and a window keeps this lovely bedroom bright and light.

Bedroom two is another good sized double room that could also be used as a separate dining room, study or hobby room.

The shower room offers a curved shower with sliding doors and a handrail, a WC and wash basin with vanity unit beneath and a heated towel rail.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Middlemarch Lodge!







Features

- Two bedroom second floor apartment with Juliet balcony
- Owners' lounge and kitchen
- 24 Hour emergency Careline system
- Car Parking
- Communal laundry room
- Lift to all floors
- Communal gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country
- South facing







Key Information

Service Charges (Year Ending 31st May 2027) per annum: £4,301.61

Ground Rent £1017.90 To be reviewed April 2033.

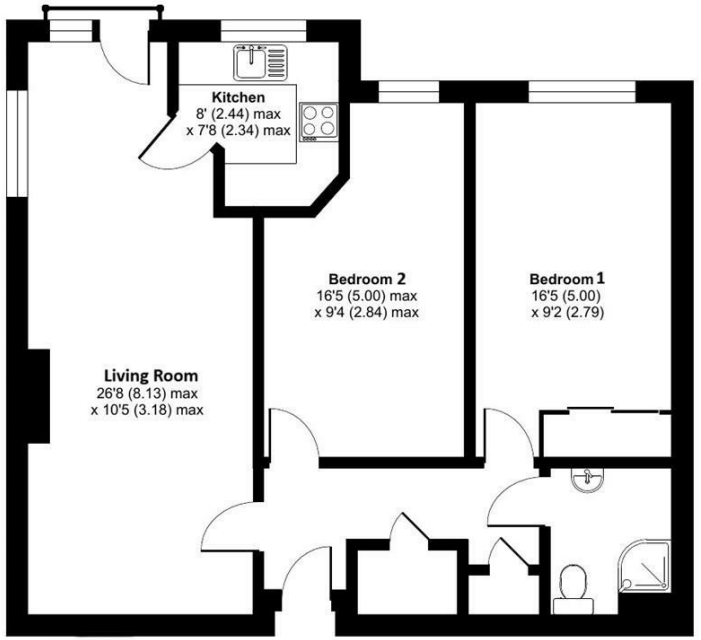
125 year Lease commencing 2012

Council Tax Band: E

Please check regarding Pets with Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 750 sq ft / 69.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1409303

EPC Rating: C

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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