



Asking Price £235,000 Leasehold

1 Bedroom, Apartment - Retirement

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

 **0800 077 8717**

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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 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.



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Property Overview

****ONE BEDROOM GROUND FLOOR
RETIREMENT APARTMENT IN
RICKMANSWORTH****

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment with patio overlooking the communal gardens. The property offers deceptively spacious accommodation throughout.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens onto the patio.

The Kitchen is a generous size and offers a range of modern 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 and a fridge/freezer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Middlemarch Lodge!



Features

- One bedroom ground floor apartment
- Owners' lounge & kitchen
- Communal gardens
- 24 Hour emergency Careline system
- Owners car park
- A Guest Suite is available for your friends and family to stay in
- Intruder Alarms in Ground Floor Apartments
- Guest Suite and Communal Laundry
- Video door entry system (linked to Owners TV)



Key Information

Service Charges (Year Ending 31st May 2027) per annum: £2,922.89

Ground Rent £924.59 To be Reviewed April 2033.

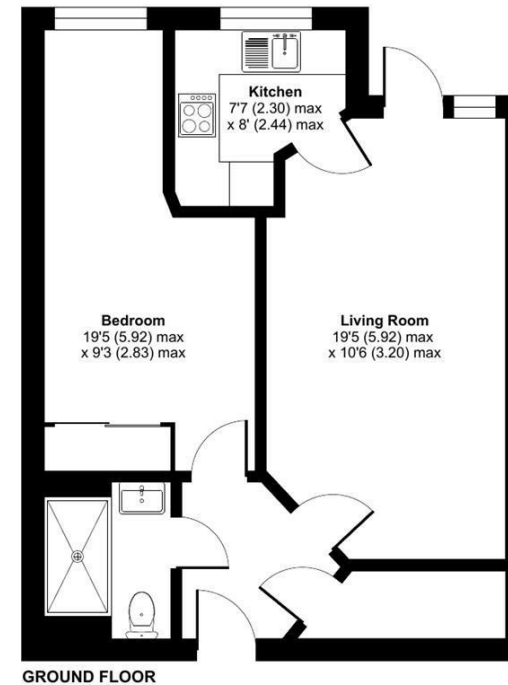
125 year Lease commencing 2012

Council Tax Band: D

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 = 517 sq ft / 48 sq m
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/aecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1457886

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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