



Flat 9, Middlemarch Lodge, 3, High Street, Rickmansworth, WD3 1SW

Offers in excess of: £350,000 Leasehold

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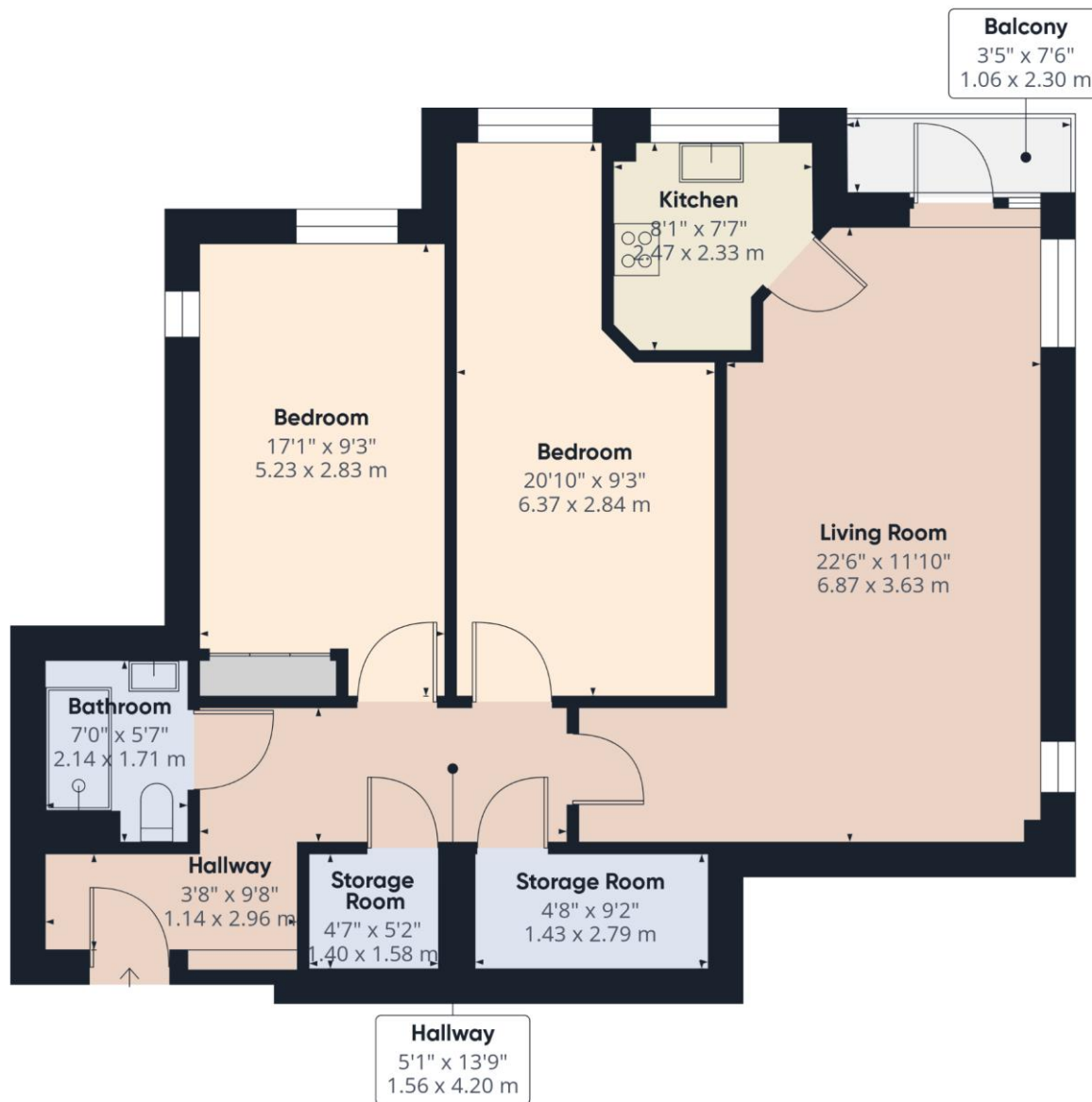
## About the property

This well-presented ground floor two-bedroom retirement apartment is ideally located in the heart of Rickmansworth, just a short, level walk from the High Street and local amenities. A spacious and accessible hallway welcomes you in, leading to a bright lounge and dining area with direct access to a private patio. The separate modern kitchen is well-kept and features an integrated electric oven and hob.

The master bedroom comfortably fits a king-sized bed and includes free-standing wardrobes. The second bedroom fits a double bed, with free-standing wardrobes and a cosy rear nook, perfect for flexible use. The accessible shower room is practical and easy to use. A standout feature is the excellent storage, with two large storage rooms.



- Two double bedrooms
- Ground floor retirement apartment
- Communal lounge and garden
- Laundry room
- 24-hour emergency careline system
- Communal parking



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**Approximate total area<sup>(1)</sup>**

885 ft<sup>2</sup>

82 m<sup>2</sup>

**Balconies and terraces**

26 ft<sup>2</sup>

2.4 m<sup>2</sup>

(1) Excluding balconies and terraces

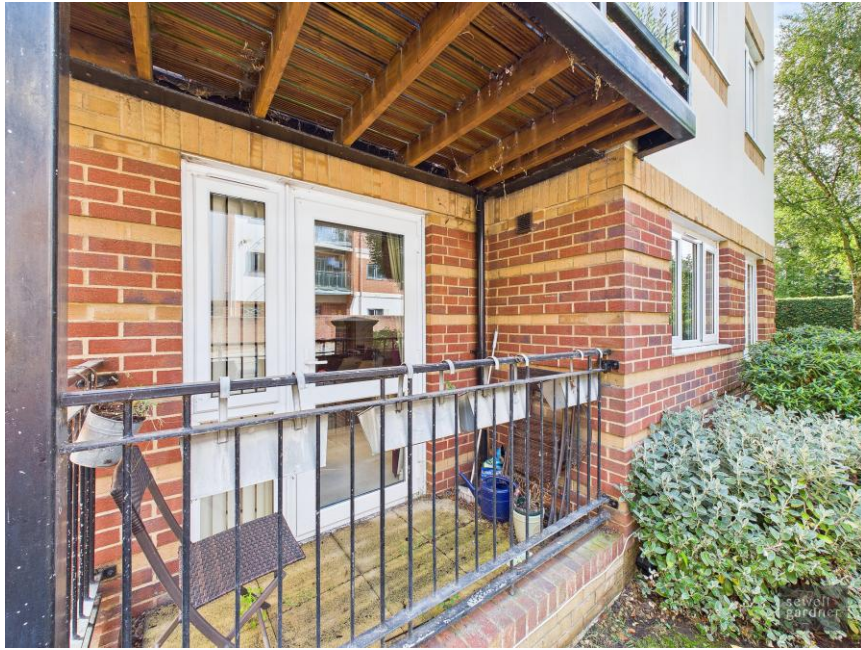
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



## 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.

There are many Good and Outstanding primary, secondary and independent schools in the area such as Arnett Hills JMI, Chorleywood Primary School, Royal Masonic School and Rickmansworth School, making it a desirable area for families.

**Local Authority:** Three Rivers District Council

**Council Tax:** Band E

**Approximate Floor Area:** 885 sq ft

**Current Service Charge:** £2086.44 per 6 months

**Current Ground Rent:** £352.70 per 6 months

**Lease Length:** 111 years remaining

**Nearest Station:** 0.4 miles to Rickmansworth Railway Station

**Distance to Town Centre:** 0.3 miles to Rickmansworth High Street

**Nearest Motorway:** 1.5 miles to the M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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