



Langdale Lodge, Parsonage Road, Rickmansworth,
WD3 1AF

Guide Price £350,000 Leasehold

The property

Located in a prime High Street position, this two bedroom first floor apartment is offered to the market with NO UPPER CHAIN.

The property features an inviting open plan living and dining area, providing a versatile space perfect for both relaxation and entertaining.

The apartment includes two well proportioned bedrooms and a main bathroom. Residents parking is included, a significant advantage for a central location. With over 140 years remaining on the lease, this property presents a secure and long term opportunity.

Situated in the heart of Rickmansworth, Langdale Lodge provides exceptional access to local amenities, including shops, restaurants, and transport links, making it ideal for those seeking a connected and effortless lifestyle.





Key Features

- Two bedroom first floor apartment
- NO UPPER CHAIN
- High Street location
- Over 140 year lease
- Parking included
- Open plan living/dining area



Floorplan



Approximate total area⁽¹⁾
677 ft²
62.9 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.

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.

- 0.1 mile to Rickmansworth Station
- 0.1 miles to Rickmansworth High Street
- Nearest Motorway: 2.2 miles to M25
- Local Authority: Three Rivers District Council
- Council Tax: D
- Tenure: Leasehold (141 years remaining)
- Annual service charge: £2,100
- Annual ground rent: £150

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
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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