



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

Offers in excess of: £225,000 Leasehold



The property

This delightful first-floor apartment is perfectly positioned just a short, level walk from Rickmansworth High Street. Set within a well-maintained development for the over 60s, residents enjoy a friendly, secure community with a lodge manager and lift access to all floors.

The property offers a spacious entrance hallway with wide doorways and a large storage cupboard. The bright lounge benefits from a private balcony and ample space for both seating and dining, leading to a modern, fully fitted kitchen. The generous double bedroom features built-in wardrobes and a cosy reading nook – ideal for relaxing with a book or morning coffee. Completing the home is a well-presented shower room.

The development also offers a range of excellent facilities, including a communal lounge that regularly hosts social events, guest suites for visiting friends and family, a laundry room for all your washing and ironing needs and a beautiful communal patio area outside.

A superbly located and comfortable home in a welcoming retirement setting, just moments from local shops, cafés and transport links.

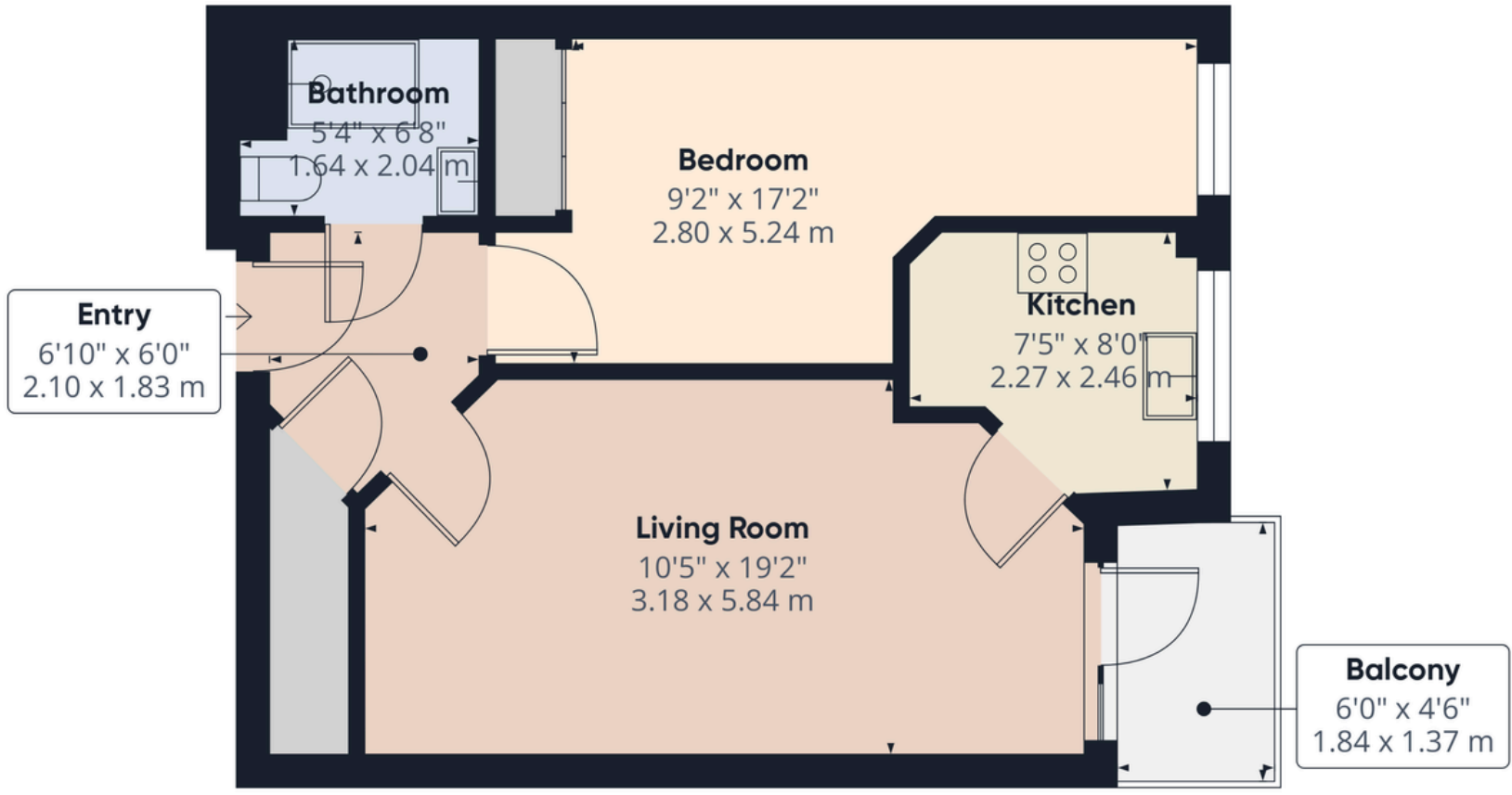


Key Features

- One bedroom
- Retirement apartment
- Private balcony
- Well-presented throughout
- Lift access to all floors
- Communal lounge and garden
- Laundry room
- Communal car park
- A short level walk to Rickmansworth High Street and public transport
- On-site lodge manager Monday-Friday
- 24-hour emergency careline system



Floorplan



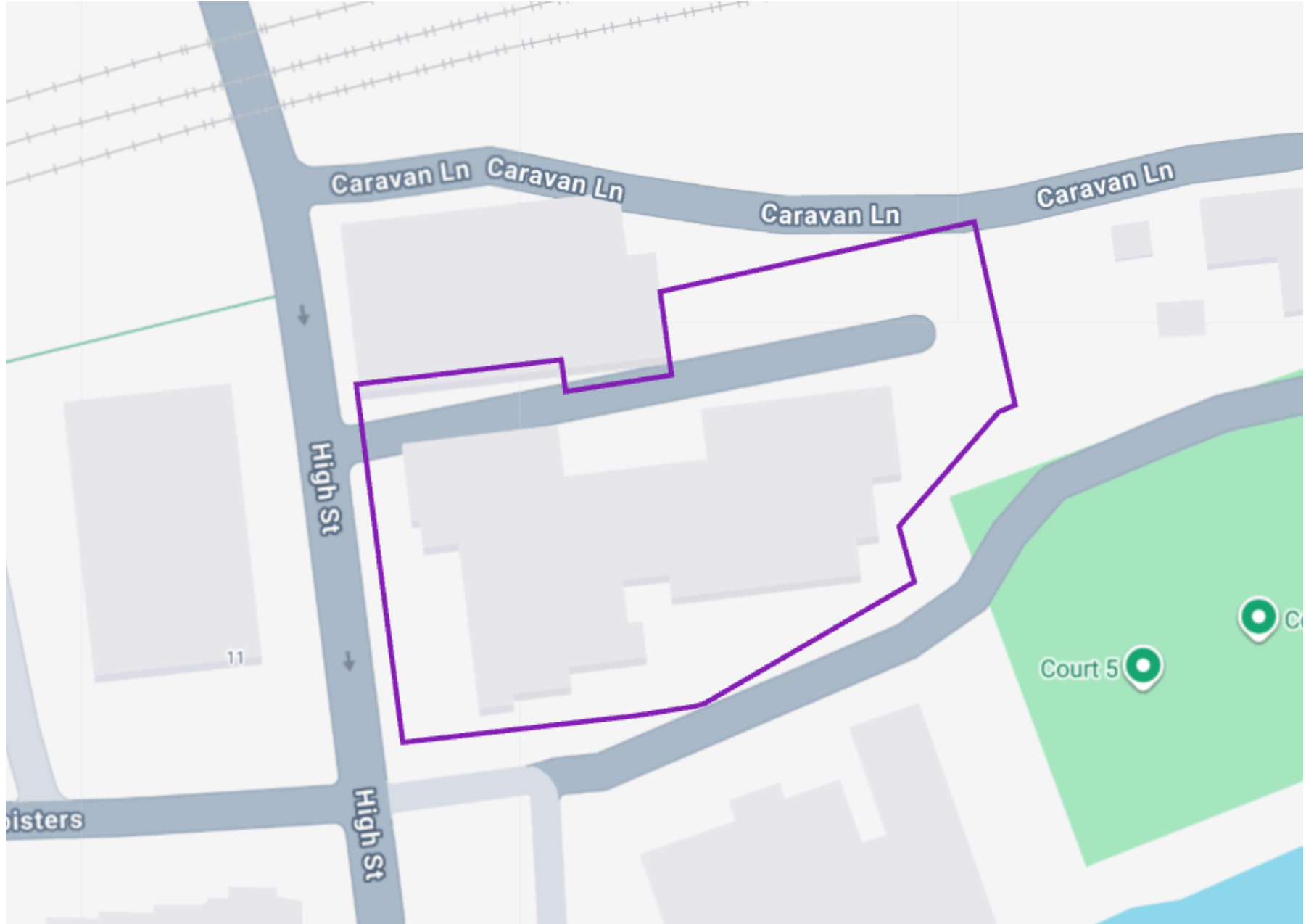
Approximate total area⁽¹⁾
465 ft²
43.2 m²

Balconies and terraces
27 ft²
2.5 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.

Boundary



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.

This is a delightful retirement property for the over 55s, offering a warm and welcoming community atmosphere. Enjoy peace of mind with an on-site warden available daily and a range of regular social activities in the residents' lounge. A beautifully appointed guest suite is perfect for visiting friends and family, while excellent transport links, with bus stops just steps away and a nearby station, make getting around effortless.

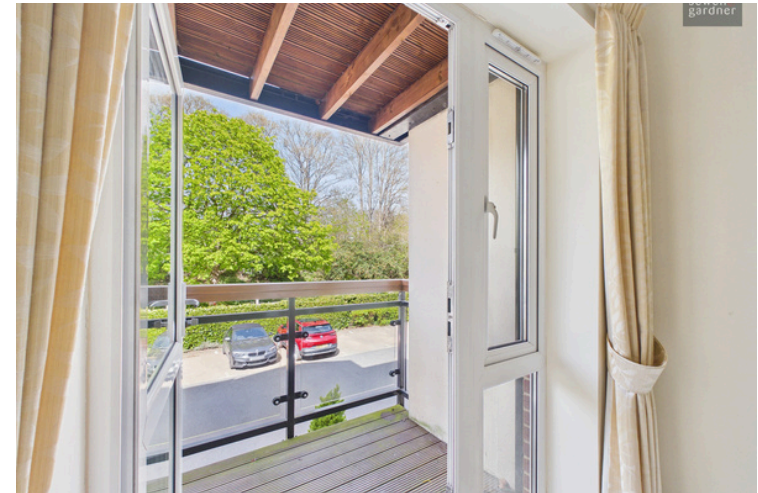
- 0.4 miles to Rickmansworth Station
- 0.3 miles to Rickmansworth High Street
- Nearest Motorway: 1.5 miles to M25

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 465 sq ft

Tenure: Leasehold (111 years remaining)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	94 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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