



Woodman House, Rickmansworth

Guide Price **£550,000**

sewell &
gardner

Council Tax Band: F

Tenure: Leasehold (82 years remaining)

Annual service charge: £2,424.72 (as of 2025)

Annual ground rent: £350

Property Type: Apartment

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

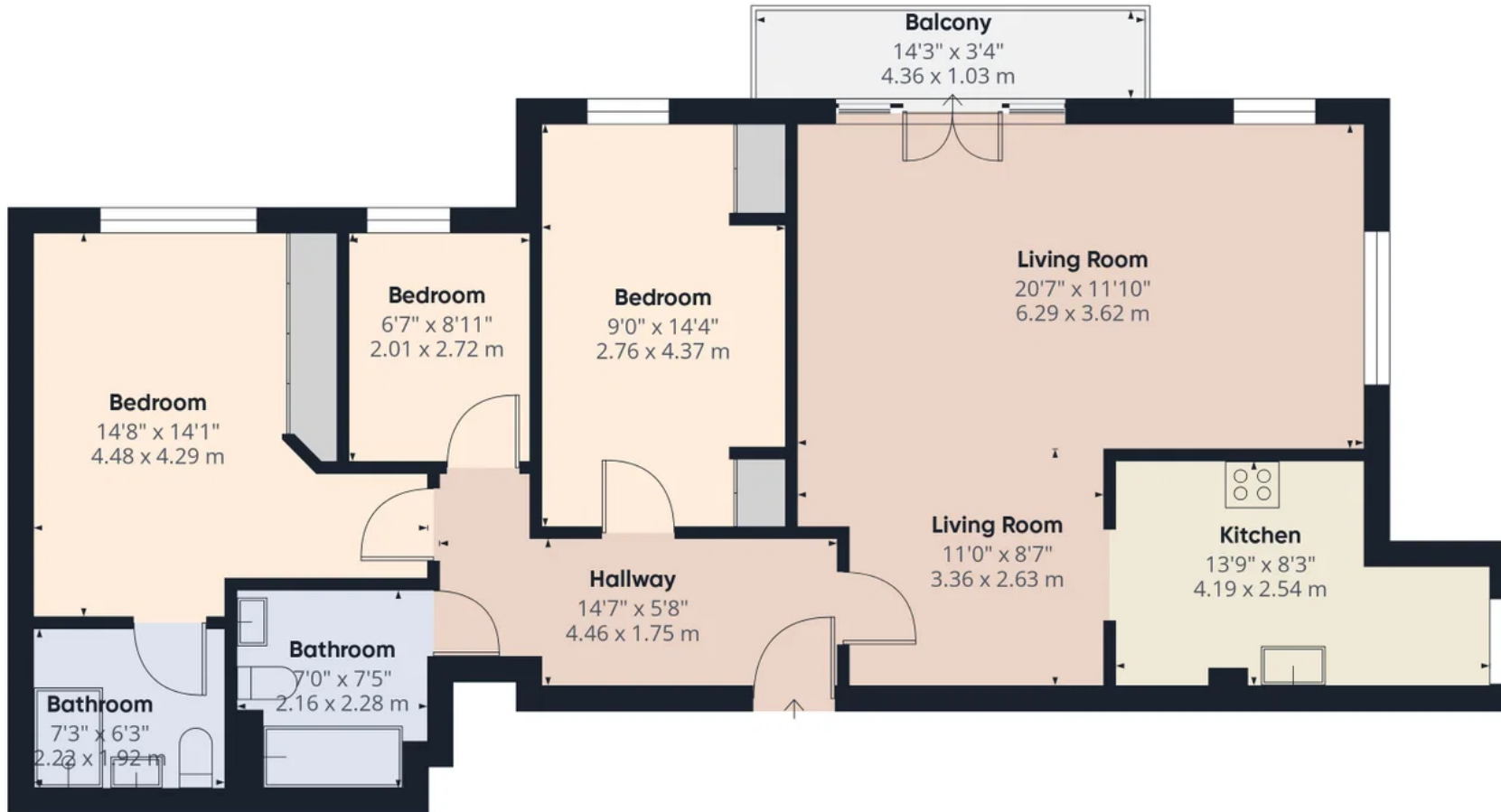
The apartment features a generous living/dining area, providing ample space for both entertaining and daily relaxation. The kitchen is designed fully integrated for practicality. With three bedrooms, including a main bedroom with an ensuite bathroom, and an additional family bathroom, the layout provides flexibility and comfort.

Step out onto your private balcony, offering a pleasant outdoor retreat. The property also benefits from allocated parking, ensuring ease for residents.

Located on the bustling High Street, Woodman House offers exceptional access to local amenities. Rickmansworth Station is just 0.4 miles away, providing excellent transport links. This property is offered with no upper chain, streamlining the moving process.

- Three bedroom, first floor apartment
- Private balcony
- Allocated parking
- No upper chain
- High Street location
- 0.4 miles to Rickmansworth Station
- Two bathrooms
- Spacious living/dining area





Approximate total area⁽¹⁾

983 ft²

91.5 m²

Balconies and terraces

47 ft²

4.4 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.

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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.



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, Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.