



No Display Address Found
£175,000

sewell &
gardner

Tenure: Leasehold

Property Type: Flat

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

A well-positioned two-bedroom retirement apartment situated within Hutchins Lodge, conveniently located just off Rickmansworth High Street and within easy reach of a wide range of local shops, cafés, restaurants and everyday amenities.

The apartment offers comfortable and practical accommodation, making it an ideal choice for those looking for a convenient retirement lifestyle close to the town centre.

Hutchins Lodge offers a range of facilities for residents to enjoy, including a welcoming residents' lounge, providing a pleasant space to relax and socialise. There is also a laundry room, along with residents' parking and attractive shared gardens.

The property's central location makes it particularly convenient, with Rickmansworth High Street and its excellent selection of amenities just moments away. The combination of a central location, well-maintained surroundings and resident facilities makes this an appealing retirement property.

- Two-bedroom retirement apartment
- Convenient town-centre location
- Ideal retirement living
- Communal residents' lounge
- Residents' parking
- Shared gardens

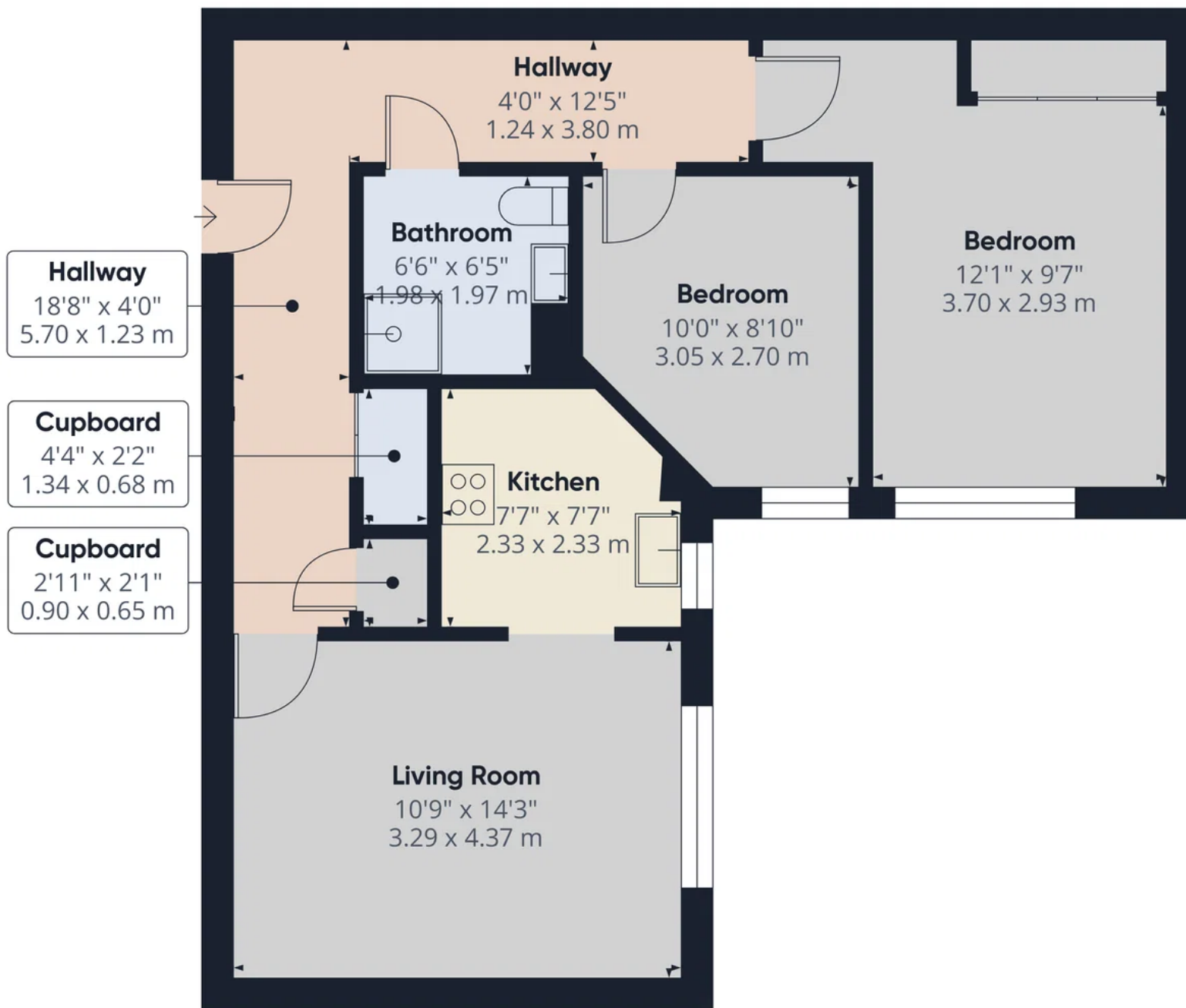
Service charge: £3,803.60

Ground rent: £120

Lease length: 72 years







Approximate total area⁽¹⁾

629 ft²

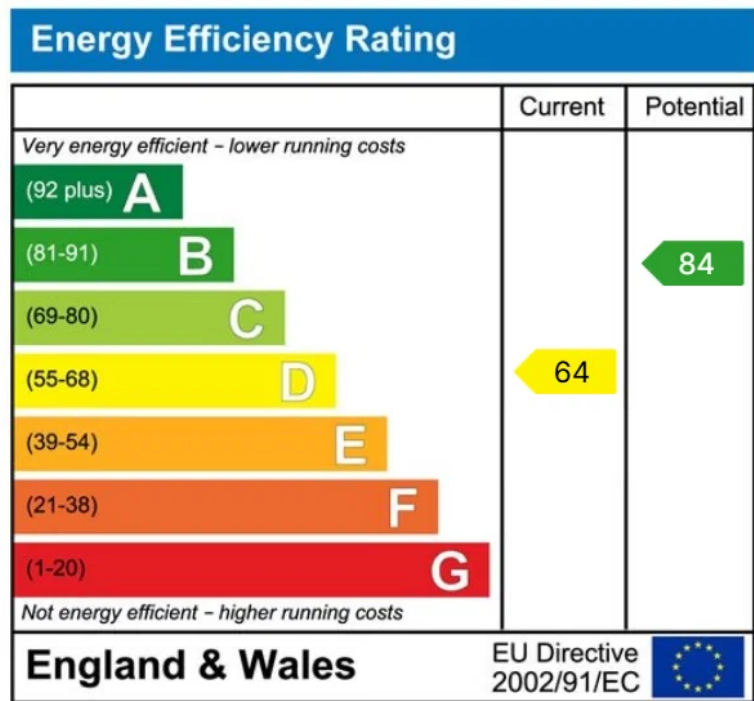
58.4 m²

(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.



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