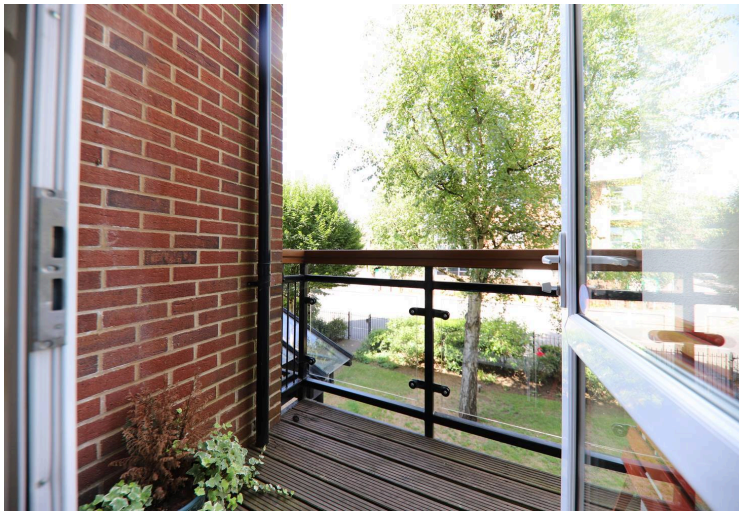






High Street, Rickmansworth, WD3

£230,000 Leasehold

FIRST FLOOR RETIREMENT APARTMENT • 21' RECEPTION ROOM • DINING AREA • MODERN KITCHEN • 22' BEDROOM • SHOWER ROOM • PRIVATE BALCONY • RESIDENTS LAUNDRY ROOM & COMMUNAL LOUNGE • WELL-MAINTAINED GROUNDS • TOWN CENTRE LOCATION, CLOSE TO STATION

TREND & THOMAS

ESTATE AGENTS SURVEYORS & VALUERS











A chain free ONE BEDROOM FIRST FLOOR RETIREMENT FLAT, situated in Rickmansworth Town Centre.

There is a spacious 21' reception room with feature fireplace with plenty of light coming through from the door to the private balcony. There is an archway to a separate dining area and further door to a modern fitted kitchen. The bedroom is spacious with a fitted wardrobe and there is a modern shower room.

Middlemarch Lodge offers good amenity areas and a varied recreation program. The communal amenities on offer include an on-site warden Monday- Friday, 24-hour care line assistance, a guest suite, laundry room, well-being suite and owner's lounge. There is also ample residents and visitors parking available.

Situated in the heart of Rickmansworth, a few minutes' walk from the Metropolitan/Chiltern Line Station and adjacent to the shopping centres, this property is most conveniently placed. The M25 is easily reached via a short drive to Junction 17 or 18.

Nearest Station: 0.4 miles - Rickmansworth Station

Council Tax band: D Approx. £2404.73 2026-2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

Remaining Lease Length: Approx. 111 years remaining

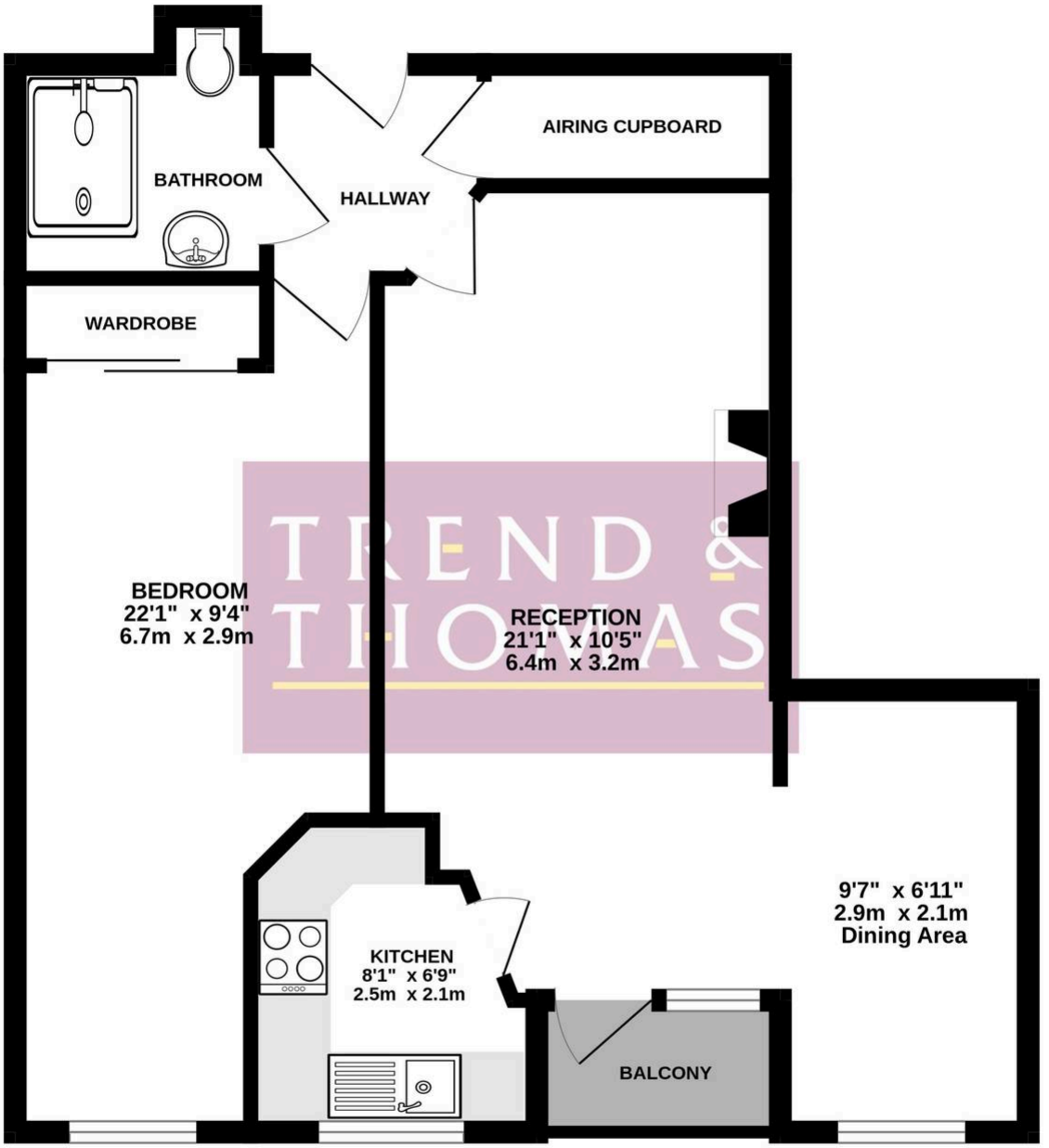
Annual Service Charge: Approx. £2922.89 per annum

Annual Ground Rent: Approx. £924.59 per annum





FIRST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TREND & THOMAS

TOTAL FLOOR AREA : 597 sq.ft. (55.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.