



High Street, Rickmansworth, WD3

£325,000 Leasehold

TWO BEDROOM SECOND FLOOR RETIREMENT FLAT • LIVING/DINING ROOM • SHOWER ROOM • LIFT ACCESS TO ALL FLOORS • OWNERS LOUNGE • LAUNDRY ROOM • GUEST SUITE • RESIDENTS & VISITORS PARKING • WELL-MAINTAINED COMMUNAL GROUNDS • TOWN CENTRE LOCATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A chain free TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT situated within a well-managed retirement lodge.

This retirement flat comprises of a spacious entrance hallway with a large built-in storage cupboard and doors providing access to all rooms. The living/dining room has a door leading to a fitted kitchen which includes a built-in electric oven with ceramic hob and cooker hood above. Bedroom one benefits from a built-in wardrobe and a modern shower room completes the property.

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 owners lounge. There is also ample residents and visitors parking available.

Situated in the heart of Rickmansworth Town Centre, only a short walk from the High Street with its various shops, cafes and supermarkets. The Watersmeet Theatre is a stone's throw away and the apartment is not far from the Aquadrome. The M25 is easily reached via a short drive to Junction 17 or 18 and Rickmansworth station is a short walk away.

Nearest Station: 0.4 miles - Rickmansworth Station

Council Tax band: E Approx. £2939.11 2026-2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A

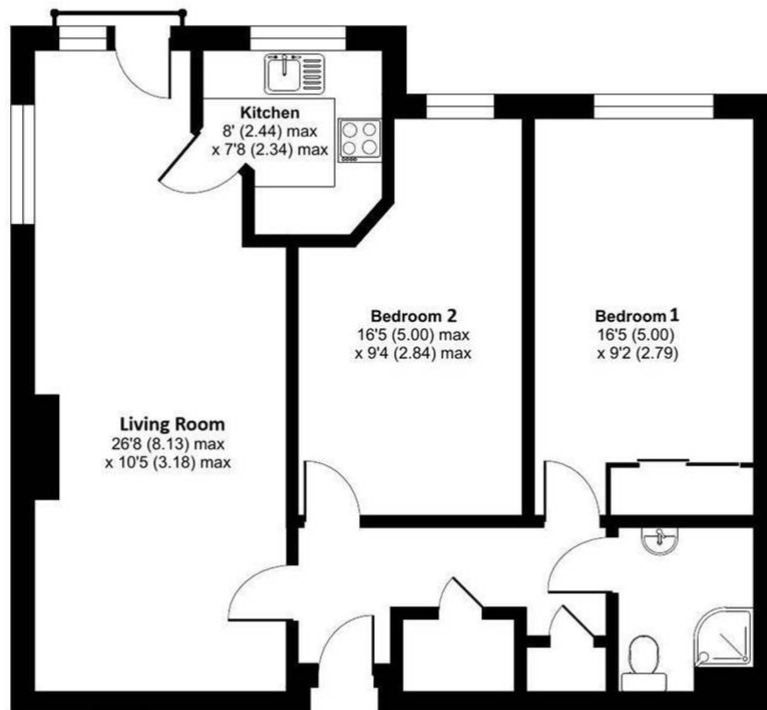
Remaining Lease Length: Approx. 113 years remaining

Annual Service Charge: Approx. £4,301.60 per annum

Annual Ground Rent: Approx. £1,017.90 per annum



Approximate Area = 750 sq ft / 69.6 sq m
For identification only - Not to scale



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.