

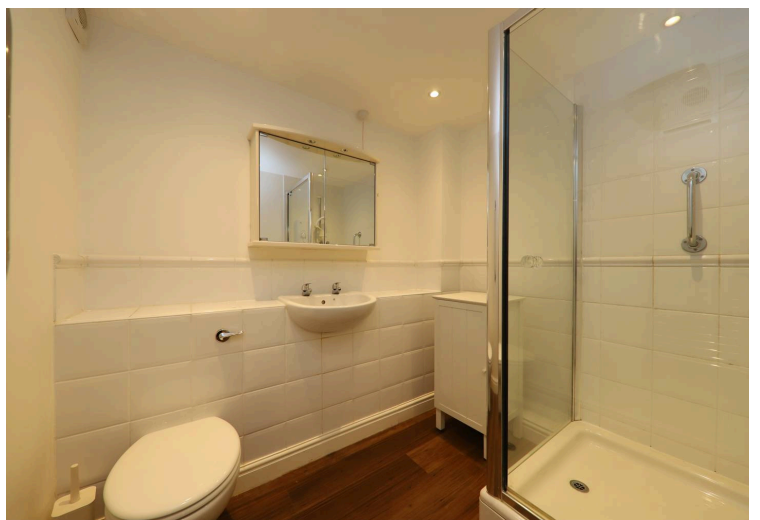


## High Street, Rickmansworth, WD3

£295,000 Leasehold

GROUND FLOOR • LIVING/DINING ROOM • MODERN FITTED KITCHEN • TWO BEDROOMS • SHOWER ROOM • LAUNDRY ROOM • RESIDENTS LOUNGE • COMMUNAL GARDENS • PRIVATE RESIDENTS PARKING

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS



# TREND & THOMAS

A well-presented TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT conveniently located conveniently within Rickmansworth Town Centre.

The entrance hallway leads to a 15' living/dining room with bi-fold door providing access to a modern fitted kitchen with integrated appliances, ample white gloss wall and base cabinets and white subway tiled walls. There are two bedrooms with a built-in wardrobe in bedroom one and a shower room.

This private development is centrally located in Rickmansworth, running adjacent to the River Chess with a large patio area to enjoy and the property overlooks the well-maintained communal gardens. Other facilities available on site are: A communal laundry room, a large communal lounge area hosting various activities and get togethers, and a guest suite available for a nightly rate.

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 flat 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 with Metropolitan and Chiltern line trains offering easy access into London (25 mins via Chiltern Line to Marylebone Station).

Nearest Station: 0.4 miles - Rickmansworth Station

Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E

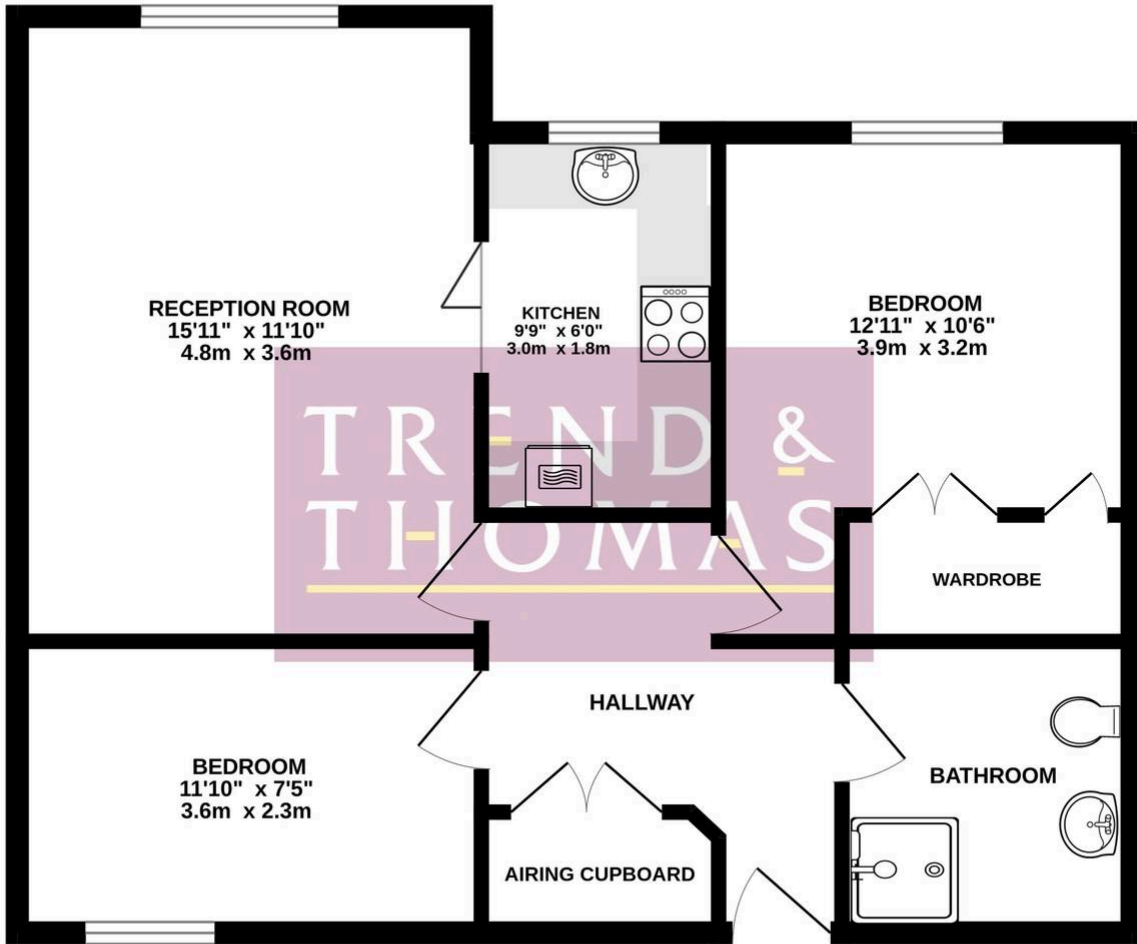
Remaining Lease Length: Approx. 168 years remaining

Annual Service Charge: Approx. £3,792.00 per annum

Annual Ground Rent: Approx. £120.00 per annum



GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 668sq.ft. (62.0 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.