



**TWO BEDROOM FIRST FLOOR APARTMENT IN THE HEART OF RICKMANSWORTH  
TOWN CENTRE**

High Street, Rickmansworth, Hertfordshire, WD3 1AJ

**ROBSONS**

High Street, Rickmansworth, Hertfordshire, WD3 1AJ

**FIRST FLOOR APARTMENT • LIVING/DINING ROOM/KITCHEN • TWO BEDROOMS • BATHROOM • ONE ALLOCATED PARKING SPACE • PRIME TOWN CENTRE LOCATION • MOMENTS FROM RICKMANSWORTH STATION • CLOSE TO SHOPS, RESTAURANTS & SCHOOLS • LONG LEASE**

### Description

Situated in the heart of Rickmansworth town centre, this well-presented first-floor apartment offers both convenience and comfort. Benefiting from a 993-year lease, the property is ideally located just moments from Rickmansworth Station, providing excellent transport links.

Further advantages include one allocated parking space and a long lease, providing added peace of mind.

The property features a spacious and inviting living/dining room, a bright and well-appointed kitchen, two generously sized bedrooms, and a bathroom. The first floor also offers a versatile mezzanine/study or additional storage space, ideal for home working or organization.





Perfectly positioned, the property is within easy reach of a wide range of local amenities, including shops, restaurants, and highly regarded schools, making it an excellent choice for both commuters and families alike.

### **Location**

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junction 17 and 18, connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing.

### **Additional Information**

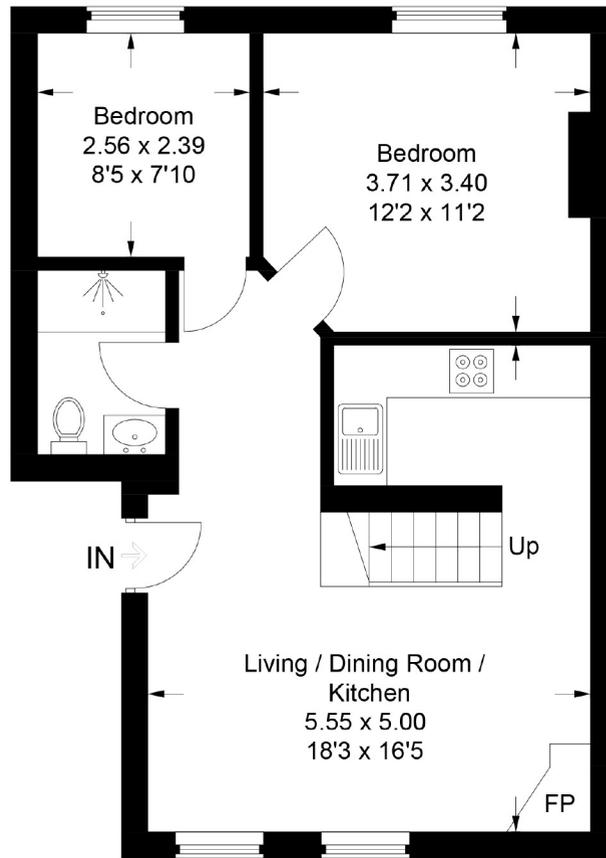
Tenure: Leasehold  
Local Authority: Three Rivers District Council  
Council Tax Band: C  
Energy Efficiency Rating: B  
Lease Term: 993 years remaining  
Service Charge: £1,500 PA

For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 01923 777762.

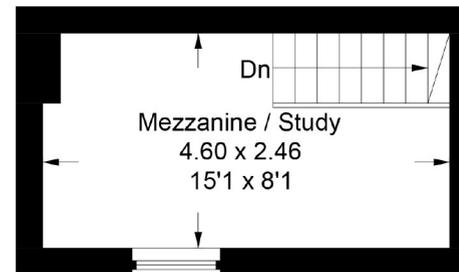


# Flat 2, 72 High Street, Rickmansworth, WD3 1AJ

Approximate Gross Internal Area  
Ground Floor = 51.6 sq m / 555 sq ft  
First Floor = 11.3 sq m / 122 sq ft  
Total = 62.9 sq m / 677 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Robsons

**ROBSONS**

130 High Street, Rickmansworth WD3 1AB  
Tel: 01923 777762 Email: rickmansworth@robsonswb.com

[www.robsonswb.com](http://www.robsonswb.com)

SCAN TO VISIT



OUR WEBSITE