



Middlemarch Lodge, 3, High Street, Rickmansworth, WD3 1SW  
Offers in the region of £275,000

sewell & gardner

# About the property

Set back from the bustling Rickmansworth High Street, this well-presented one-bedroom top floor apartment in the sought-after Middlemarch Lodge offers comfortable and convenient living in a prime location.

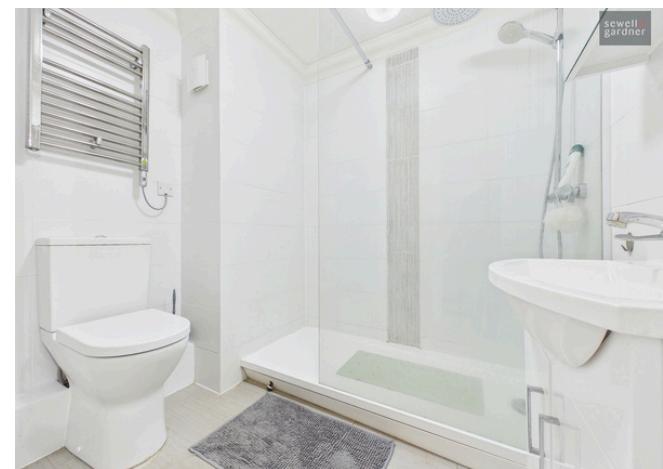
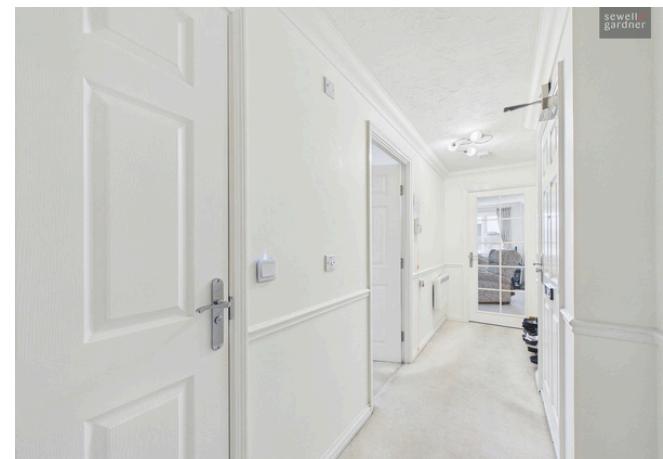
Upon entering, you are welcomed by a spacious hallway which provides access to all rooms and benefits from a useful storage cupboard at the far end, ideal for keeping the space neat and organised. The apartment is beautifully maintained throughout, reflecting the care and attention it has received from its current owner.

The bedroom is a wonderful size, complete with built-in wardrobes providing ample storage. The modern bathroom is fully tiled and finished to a high standard.

The generous living room provides plenty of space for both relaxation and dining, and seamlessly connects to the fully integrated kitchen, which is thoughtfully designed for both practicality and style.

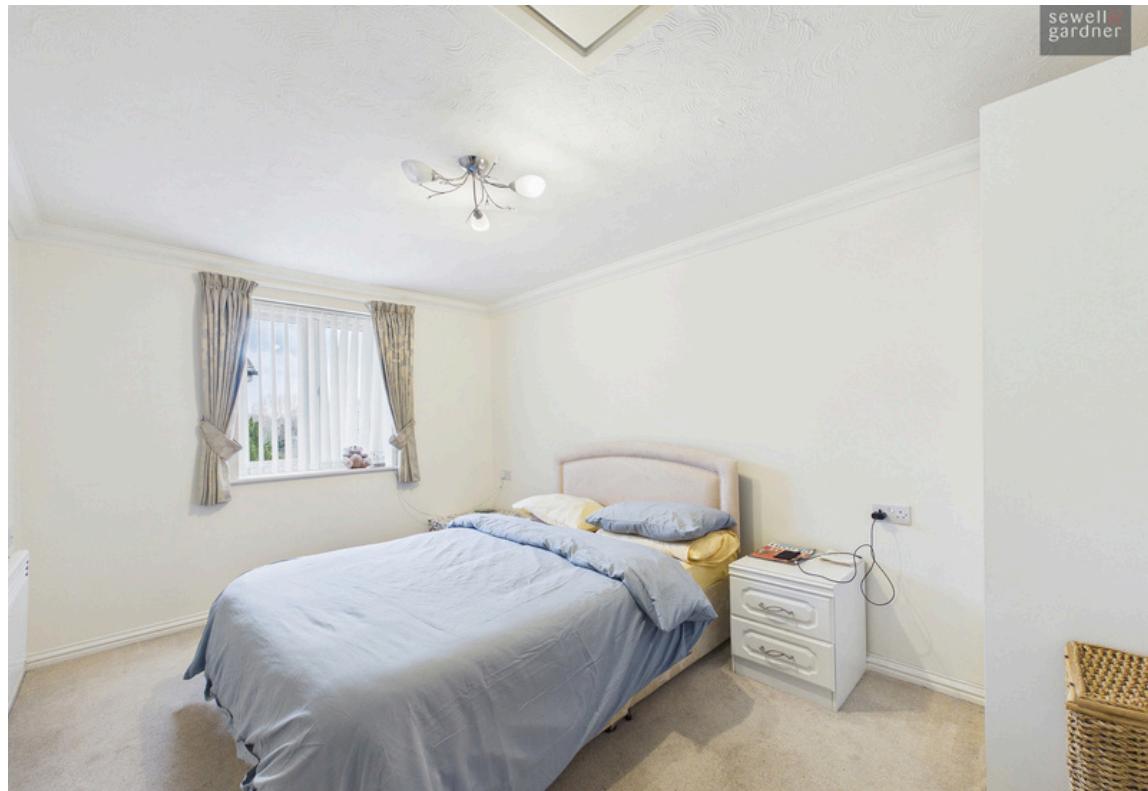
Middlemarch Lodge is a well-regarded development offering excellent resident facilities, including lift access to all floors, a welcoming communal lounge, a beautifully maintained garden area, a convenient laundry room, and the reassurance of a lodge manager on-site Monday to Friday, 9am–5pm.

Ideally positioned close to local shops, cafés, and transport links, this apartment represents an excellent opportunity for those seeking a well-kept home in a vibrant yet peaceful setting.

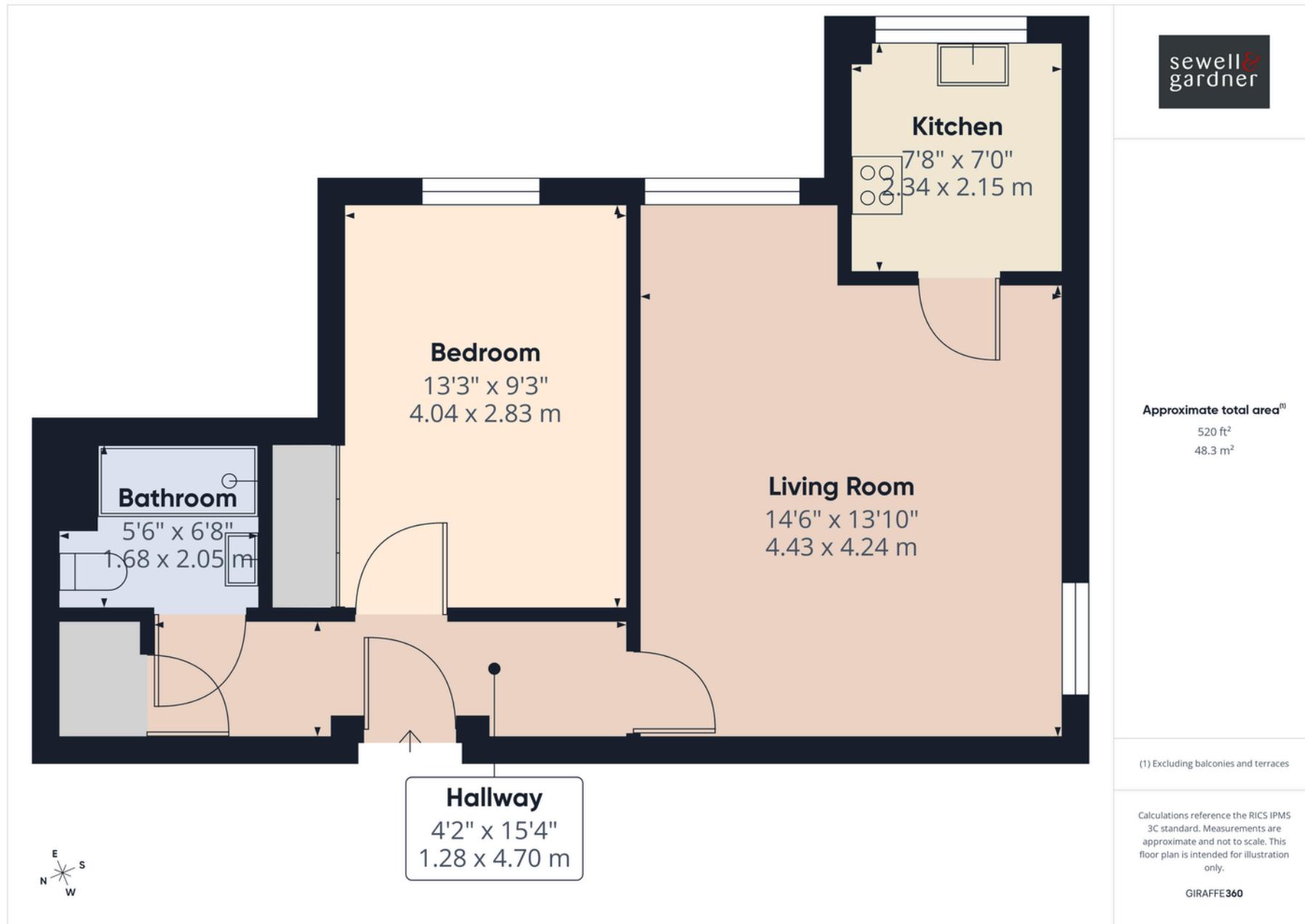


# Key features

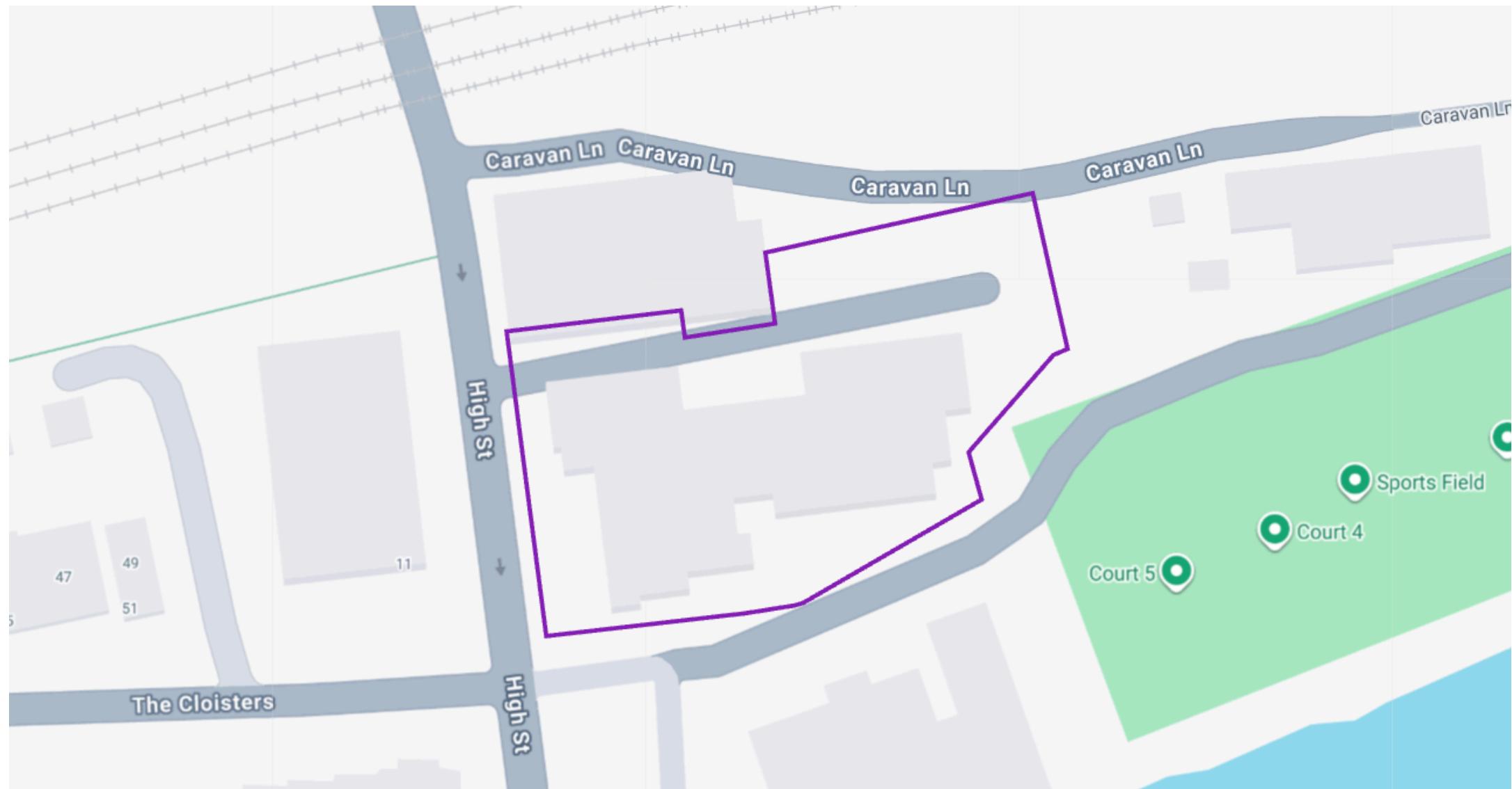
- One bedroom
- Retirement
- Top floor apartment
- Well-presented throughout
- Communal lounge and garden
- Laundry room
- Residents parking
- Lift access to all floors
- On-site lodge manager Monday-Friday & 24-hour emergency careline system
- Located a short, level walk from Rickmansworth High Street



# Floorplan



# Boundary



# 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.

This is a delightful retirement property for the over 55s, offering a warm and welcoming community atmosphere. Enjoy peace of mind with an on-site warden available daily and a range of regular social activities in the residents' lounge. A beautifully appointed guest suite is perfect for visiting friends and family, while excellent transport links, with bus stops just steps away and a nearby station, make getting around effortless.

- 0.4 miles to Rickmansworth Railway Station
- 0.3 miles to Rickmansworth High Street
- Nearest Motorway: 1.5 miles to the M25

Local Authority: Three Rivers District Council

Council Tax: D

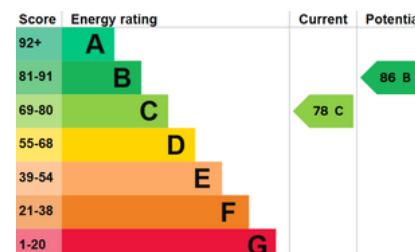
Approximate floor area: 520 sq ft

Tenure: Leasehold (111 years remaining)

Ground Rent: £320.37 per 6 months

Service Charge: £289.68 per calendar month

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



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