



High Street, Rickmansworth, WD3

£397,000 Leasehold

LIVING/DINING ROOM • MODERN KITCHEN • TWO DOUBLE BEDROOMS • BATHROOM • STORAGE CUPBOARD •
LAUNDRY ROOM • COMMUNAL LOUNGE • WELLBEING ROOM • TOWN CENTRE LOCATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A TWO DOUBLE BEDROOM SECOND FLOOR RETIREMENT FLAT, situated in the Town Centre.

This flat comprises of an entrance hallway with two large built-in storage cupboards and doors providing access to all rooms. There is a spacious living/dining room and a fitted kitchen which includes a built-in electric oven with ceramic hob and cooker hood above as well as a washer/dryer. There are two double bedrooms, one of which has built-in storage and a three-piece shower room. The property also benefits from partially solar heated hot water.

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: E

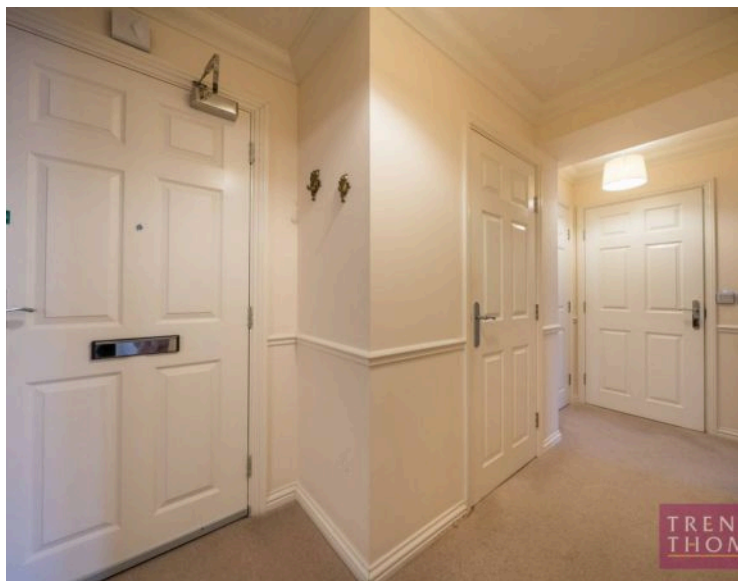
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Remaining Lease Length: Approx. 112 years remaining

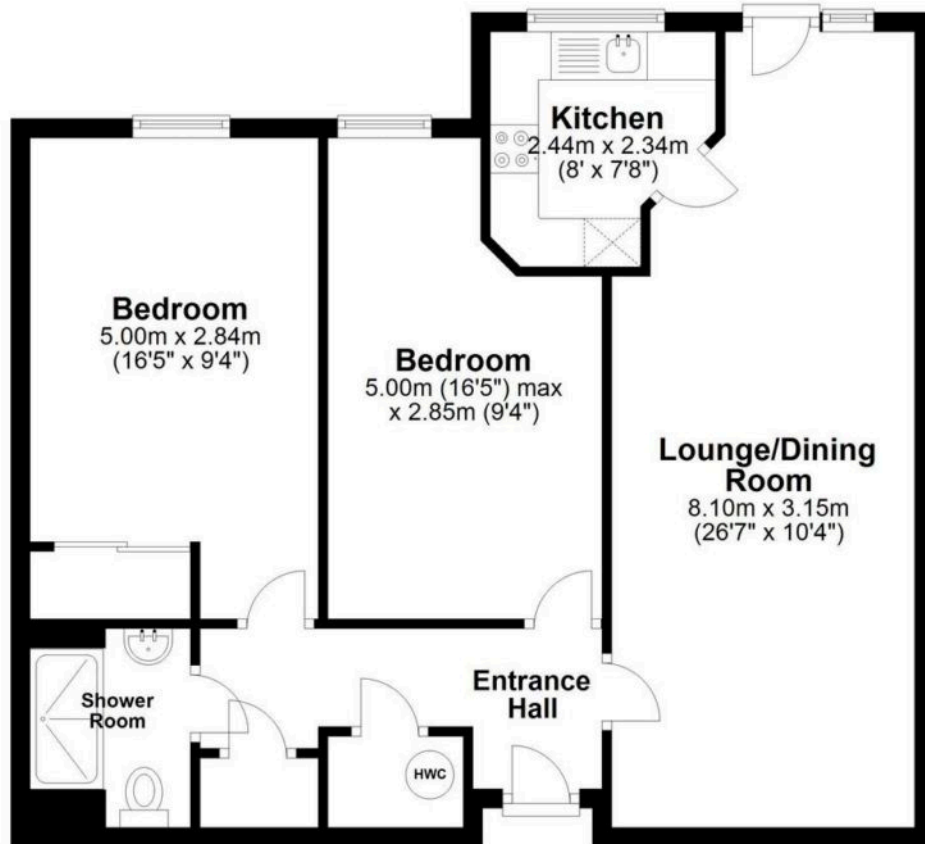
Annual Service Charge: Approx. £4211.57 per annum

Annual Ground Rent: Approx. £705.40 per annum



Floor Plan

Approx. 70.1 sq. metres (754.7 sq. feet)



Total area: approx. 70.1 sq. metres (754.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.



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.