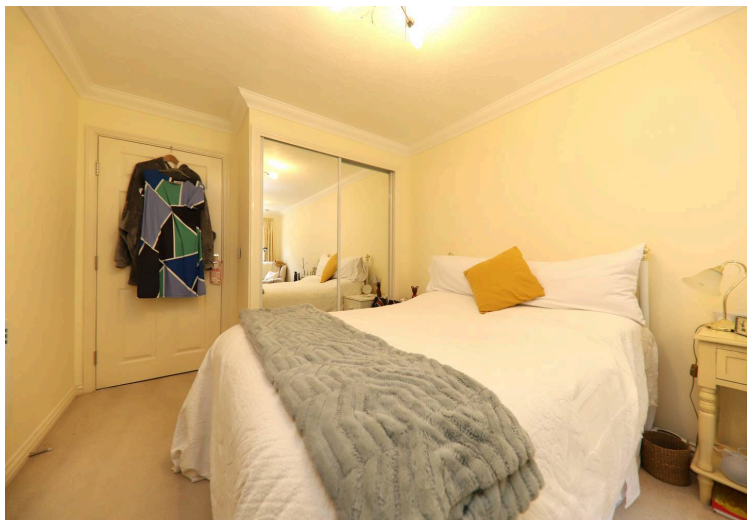


High Street, Rickmansworth, WD3

£277,500 Leasehold

NO CHAIN • FIRST FLOOR • LIVING/DINING ROOM • MODERN FITTED KITCHEN • DOUBLE BEDROOM • SHOWER ROOM
• PRIVATE BALCONY • LIFT TO ALL FLOORS • LAUNDRY ROOM • COMMUNAL GROUNDS • OWNERS LOUNGE • TOWN
CENTRE LOCATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT APARTMENT which is situated within this well-managed retirement lodge.

The entrance hall provides access to all rooms. There is a spacious living/dining room which leads to a modern fitted kitchen and access to a private balcony. There is a double bedroom which benefits from a built-in wardrobe and there is a modern shower room.

Middlemarch Lodge offers good amenity areas and a varied recreation program. The communal amenities on offer include an on-site Lodge Manager Monday- Friday during the day, 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: D

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

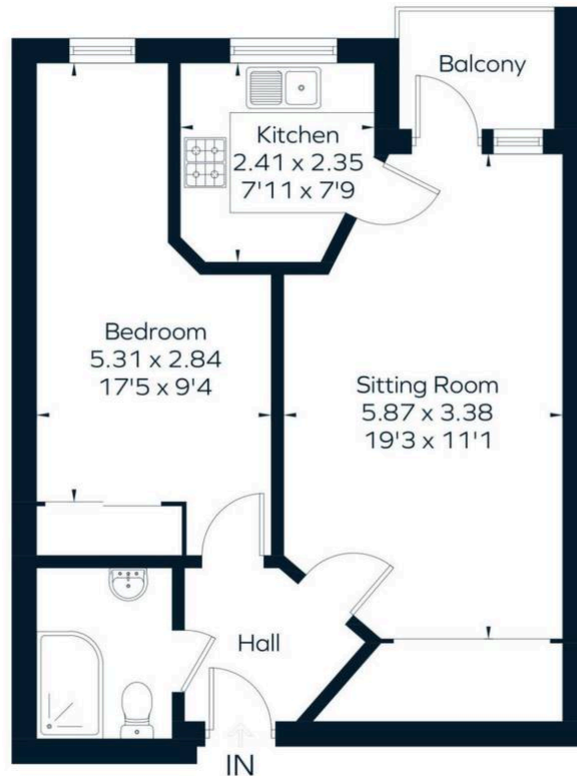
Remaining Lease Length: Approx. 112 years remaining

Annual Service Charge: Approx. £2861.74 per annum

Annual Ground Rent: Approx. £640.74 per annum



Approximate Area = 48.8 sq m / 525 sq ft



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 316176



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.