



## High Street, Rickmansworth, WD3

£259,000 Leasehold

LIVING/DINING ROOM • MODERN KITCHEN • DOUBLE BEDROOM • COMMUNAL LOUNGE • LAUNDRY ROOM •  
COMMUNAL GROUNDS • TOWN CENTRE LOCATION

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





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

The property offers a bright and spacious living/dining room. There is a modern fitted kitchen, a double bedroom with a large, fitted wardrobe and a modern shower room. The property is in excellent condition throughout and benefits from a sizeable airing/storage cupboard in the entrance hall.

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 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: C

EPC Environmental Impact Rating: C

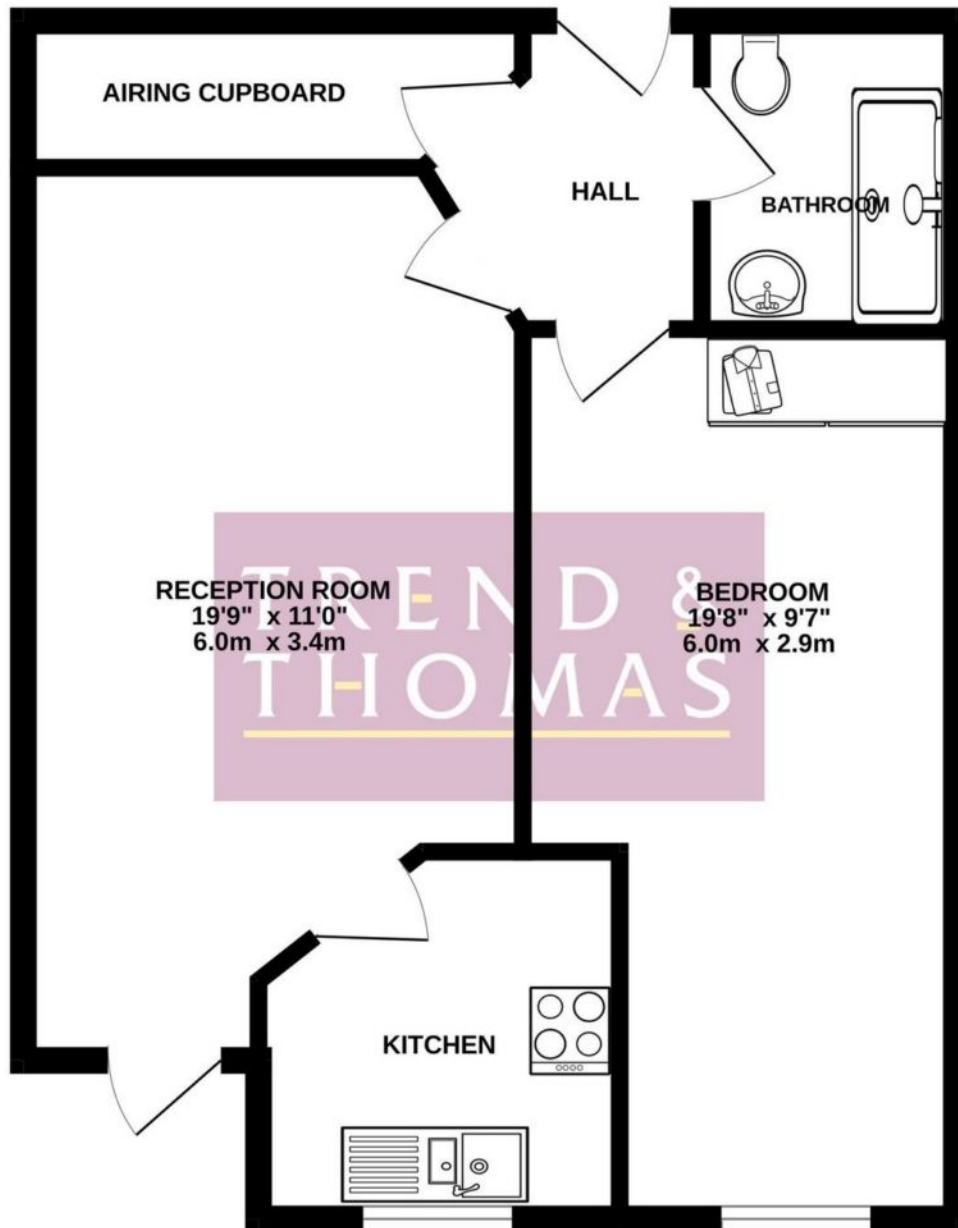
Remaining Lease Length: Approx. 112 years remaining

Annual Service Charge: Approx. £2861.71 per annum

Annual Ground Rent: Approx. £640.74 per annum



GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 482 sq.ft. (44.8 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.