

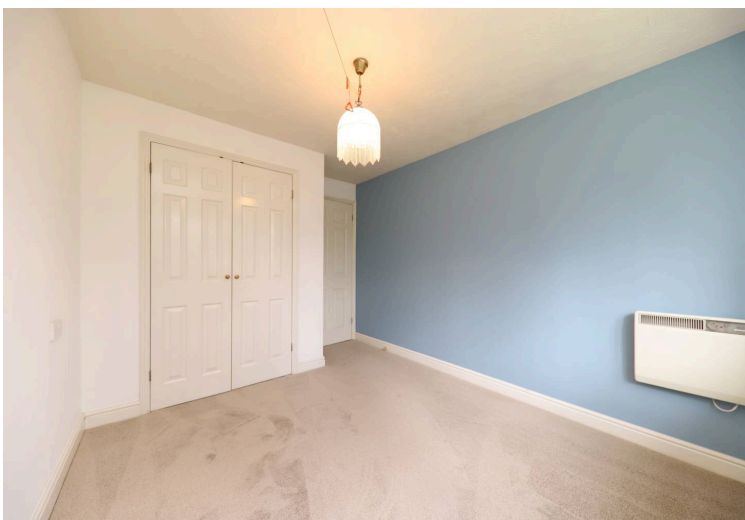


## High Street, Rickmansworth, WD3

£150,000 Leasehold

LIVING/DINING ROOM • KITCHEN • DOUBLE BEDROOM • MODERN BATHROOM • STORAGE CUPBOARD • LIFT •  
LAUNDRY ROOM • COMMUNAL GARDENS • RESIDENTS LOUNGE

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



A beautifully presented ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT located conveniently within Rickmansworth Town Centre.

This flat comprises of an entrance hallway with a large built-in storage cupboard and doors providing access to all rooms. There is a spacious living/dining room and a fitted kitchen. There is a large double bedroom with a built-in wardrobe and a modern shower room.

This private development is centrally located in Rickmansworth, running adjacent to the River Chess with a large patio area to enjoy and the property overlooks the well maintained communal gardens. Other facilities available on site are: A communal laundry room, a large communal lounge area hosting various activities and get togethers, and a guest suite available for a nightly rate.

**This property is being sold on behalf of a corporate client. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.**

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.**

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 flat 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 with Metropolitan and Chiltern line trains offering easy access into London (25 mins via Chiltern Line to Marylebone Station).

Nearest Station: 0.4 miles - Rickmansworth Station

Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Remaining Lease Length: Approx. 74 years remaining

Annual Service Charge: Approx. £2902.00 per annum

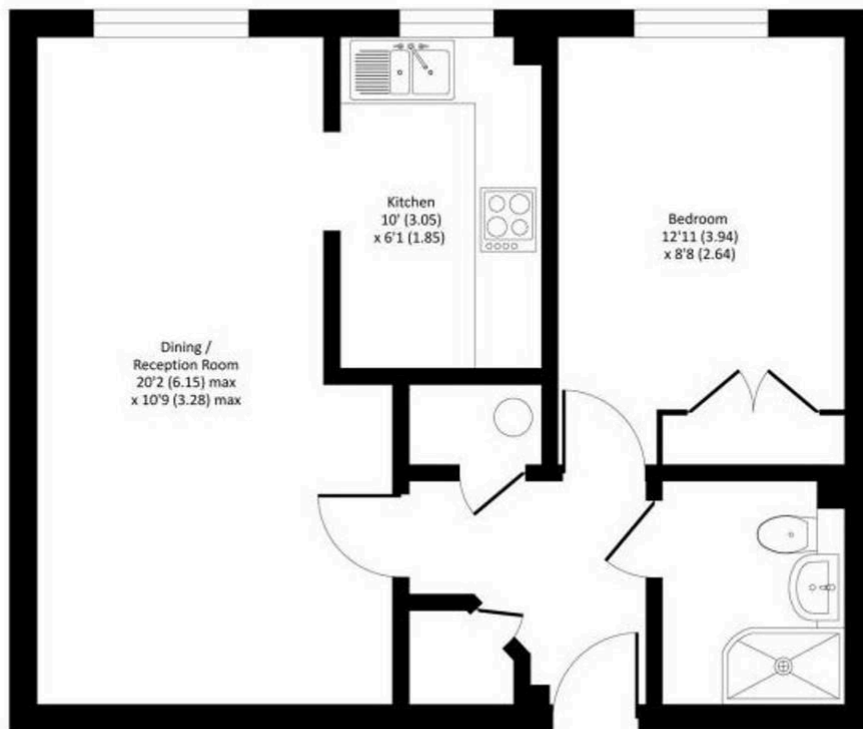
Annual Ground Rent: Approx. £110.00 per annum



## Hutchings Lodge High Street, Rickmansworth, Hertfordshire, WD3 1EY

Approximate Area = 492 sq ft / 46 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/d/ecom 2022.



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.