



Hutchings Lodge, High Street, WD3 1EY  
Asking Price £180,000

sewell &  
gardner



# Description

This RETIREMENT APARTMENT is ideally located in the heart of Rickmansworth High Street set in a secluded position just yards from the shops.

This well maintained apartment is set within the popular over 60's development of Hutchings Lodge. Offering communal facilities such as a resident's lounge, patio area and laundry room, this makes for the perfect retirement property. Situated on the second floor with lift access, this spacious apartment offers a fully fitted kitchen, open plan living/dining room, double bedroom with fitted wardrobes and a three piece bathroom suite. This property is to be offered with NO UPPER CHAIN.

Please contact our expert sales team for more information and to arrange your viewing.



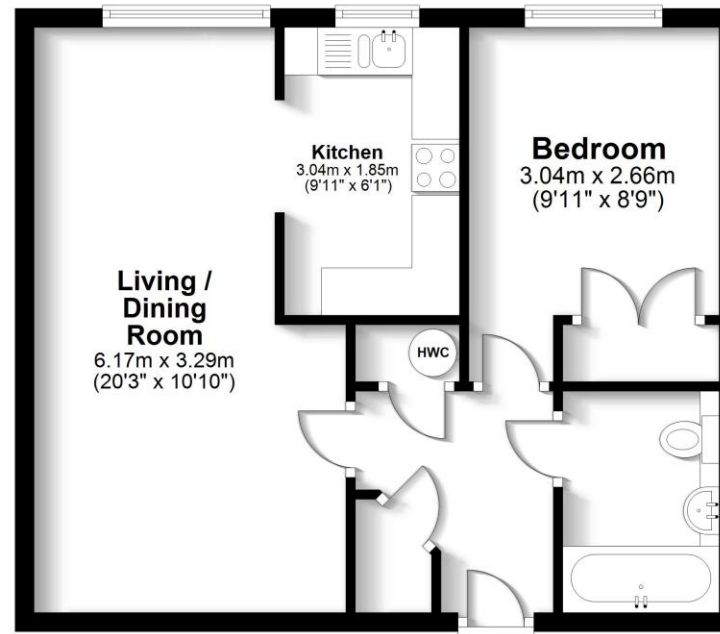
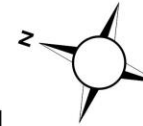
- Retirement Apartment
- Close to Town Centre

- Communal Garden
- Lift Access

- No Upper Chain
- Resident Parking

## Second Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



Total area: approx. 44.9 sq. metres (483.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages and outbuildings.

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Plan produced using PlanUp.

Room sizes are provided only as a guide, and should not be relied upon for furnishings.

To view this property contact our Rickmansworth Office

telephone - 01923 776400 email - ricky@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Three Rivers District Council  
 Council Tax: C  
 Approx floor area: 483.6 sq ft  
 Tenure: Leasehold  
 Ground Rent: £110 per annum  
 Service Charge: £3315.15 per annum  
 .....  
 Nearest Station: 0.4miles to Rickmansworth Metropolitan  
 Distance to Town Centre: 180 yards to Rickmansworth  
 M25: 1.9 miles

# Area Information

Rickmansworth is a thriving town where the hustle and bustle of daily life provides much of the towns exciting environment. With direct transport links into central London via the Metropolitan Line, Rickmansworth Station offers commuters a short 35 minute train journey into the capital. The town also features multiple bus routes into the surrounding areas. A short drive to the M25 motorway enables drivers to travel to Heathrow and Gatwick airports with ease.

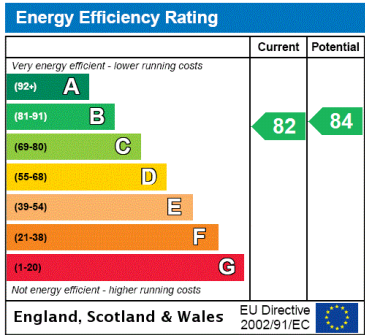
At the heart of the town you will find a busy high street filled with a range of local businesses, from cafes like Cinnamon Square and Cafe Deli 122, to the popular Italian restaurant Maurizios. There are also a number of local pubs. The Coach and Horses, The Fox & Hounds and The Feathers to name a few, all offering a lively atmosphere with live music, great food and events through the year.

There are many primary, secondary and independent schools in the area such as Arnett Hills JMI, Royal Masonic School and Rickmansworth School Academy, making it a desirable area for families.

A popular location within the town is the Aquadrome. Covering 100 acres, including a local nature reserve, Batchworth and Bury Lakes, open grassland, areas of woodland, car parking, a café and a children's play area, this picturesque landscape caters for people of all ages. There are also several sports clubs around the town, rugby, tennis and golf to name a few.



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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 £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, AV Rillo, Hanney Dawkins & Jones Solicitors, Blaser Mills LLP, Woodward Surveyors and Trend & Thomas Surveyors. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.