



Flat 22, Hutchings Lodge, High Street, Rickmansworth, WD3 1EY

Guide price: £185,000 Leasehold

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About the property

One bedroom first floor apartment located in a popular over 60's development in the heart of Rickmansworth.

Located on the first floor of this popular development and with no upper chain this one bedroom apartment is ready to move into. The property comprises lounge with kitchen off, double bedroom with fitted storage, shower room and further storage in the hallway. The development itself has entryphone system, house manager and residents lounge with laundry room. Also you are just moments away from Rickmansworth Town Centre with its array of shops, bars and restaurants.

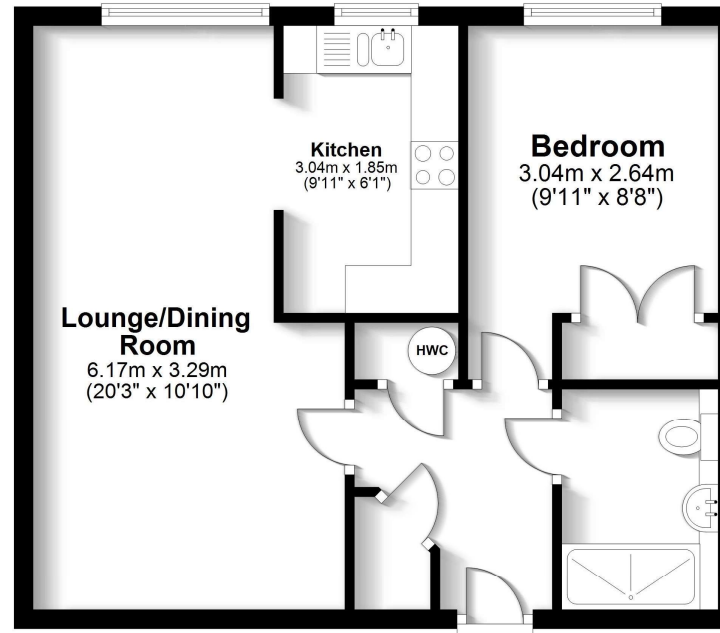
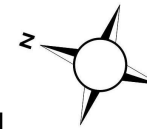
Call now to book a viewing.



- One double bedroom
- No upper chain
- Town centre location
- Good condition throughout
- Retirement apartment
- Entryphone system

First Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



Total area: approx. 44.9 sq. metres (483.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - 2
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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Rickmansworth has plenty of countryside nearby for walks and cycling but is also close enough to London to offer residents the chance of the hustle and bustle of the big city. One of Rickmansworth's most popular destinations is the 41 hectares of Local Nature Reserve the Aquadrome, with Lakes, woodland, children's play area and the popular Café in the Park. There are plenty of leisure facilities within the area including an array of golf courses, health clubs and swimming pools.

There are multitude of local shops in Rickmansworth including smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a large Waitrose. Restaurants such as Zaza's and Prezzo's are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.

Local Authority: Three Rivers District Council

Council Tax: C

Approximate floor area: 483 sq ft

Tenure: Leasehold 74yrs remaining

Nearest Station: 0.4 miles to Rickmansworth

Distance to Town Centre: 0.1 miles to Rickmansworth

Nearest Motorway: 1.9 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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