



4 Langdale Lodge, Parsonage Road, Rickmansworth, WD3 1AF

Guide price: £375,000 Leasehold

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About the property

The property is light, spacious and well presented throughout. The accommodation comprises entrance hallway, living room overlooking the High Street which leads to sizeable kitchen, two double bedrooms both with storage and family bathroom. The property benefits from residents parking. The property is offered with no upper chain.

Located in the heart of Rickmansworth town centre, this apartment ensures easy access to all the amenities and services Rickmansworth has to offer. Whether you need to run errands, meet friends for coffee, or indulge in some retail therapy, everything you need is just a stone's throw away.

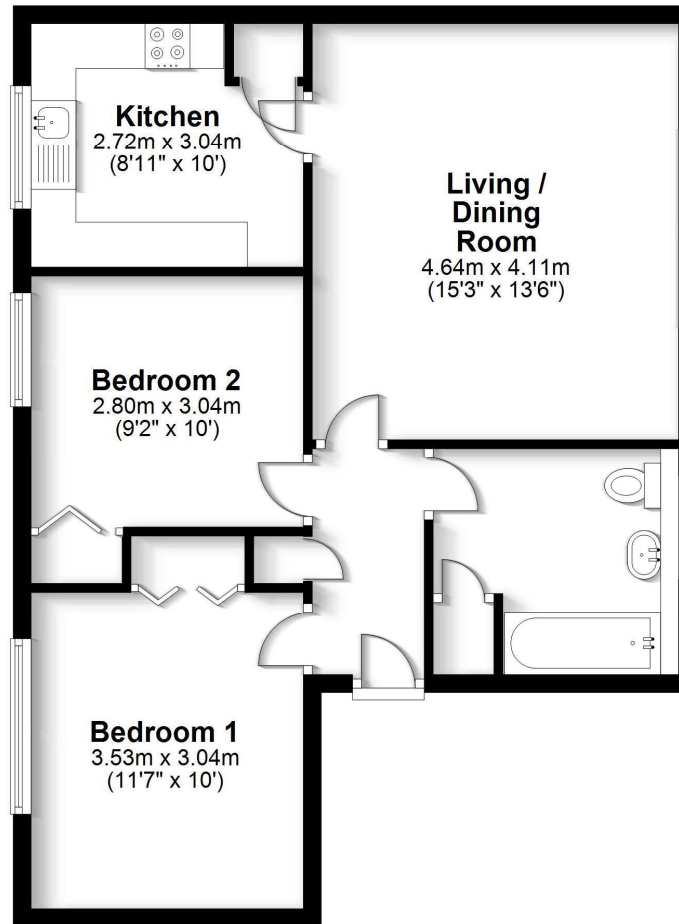


- Two double bedrooms
- Town centre location
- First floor apartment
- Residents parking
- No upper chain
- Spacious reception and kitchen



First Floor

Approx. 60.6 sq. metres (652.0 sq. feet)



Total area: approx. 60.6 sq. metres (652.0 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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Plan produced using PlanUp.

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 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.

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

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 652 sq ft

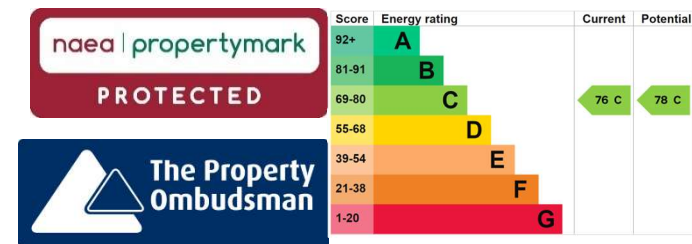
Tenure: Leasehold

Service Charge: £1,920

Nearest Station: 0.1 miles to Rickmansworth

Distance to Town Centre: 0.1 miles to Rickmansworth

Nearest Motorway: 1.6 miles to M25



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, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial and Meridian Mortgages and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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