



Crane Lodge, Wharf Lane, Rickmansworth, WD3 1GG
Guide price: £695,000 Leasehold

sewell &
gardner



About the property

This exquisitely presented second-floor apartment is located within a secure, gated development in the town centre. Built by St William, part of the renowned Berkley Homes group, in 2019, this residence offers contemporary living with high-quality finishes.

The spacious entrance hall, with ample storage cupboards, leads to a stunning open-plan kitchen/living space. The fully fitted kitchen features a breakfast bar and seamlessly flows into the dining and seating areas. The doors open to a balcony with lake views.

The principle bedroom offers fitted wardrobes and an en-suite bathroom. The second double bedroom also includes fitted wardrobes and is served by a well-appointed family bathroom.

Accessed through secure gates, the property includes two car parking spaces, providing valuable convenience in a town centre location. This apartment is ideal for those seeking modern living, scenic views, and secure parking.

Local Authority: Three Rivers District Council

Approximate floor area: 870.2 sq ft

Tenure: Leasehold





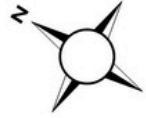
Key features

- Two double bedrooms
- Second floor
- Two allocated parking spaces
- Extremely well-presented
- Balcony with lake views
- Gated development



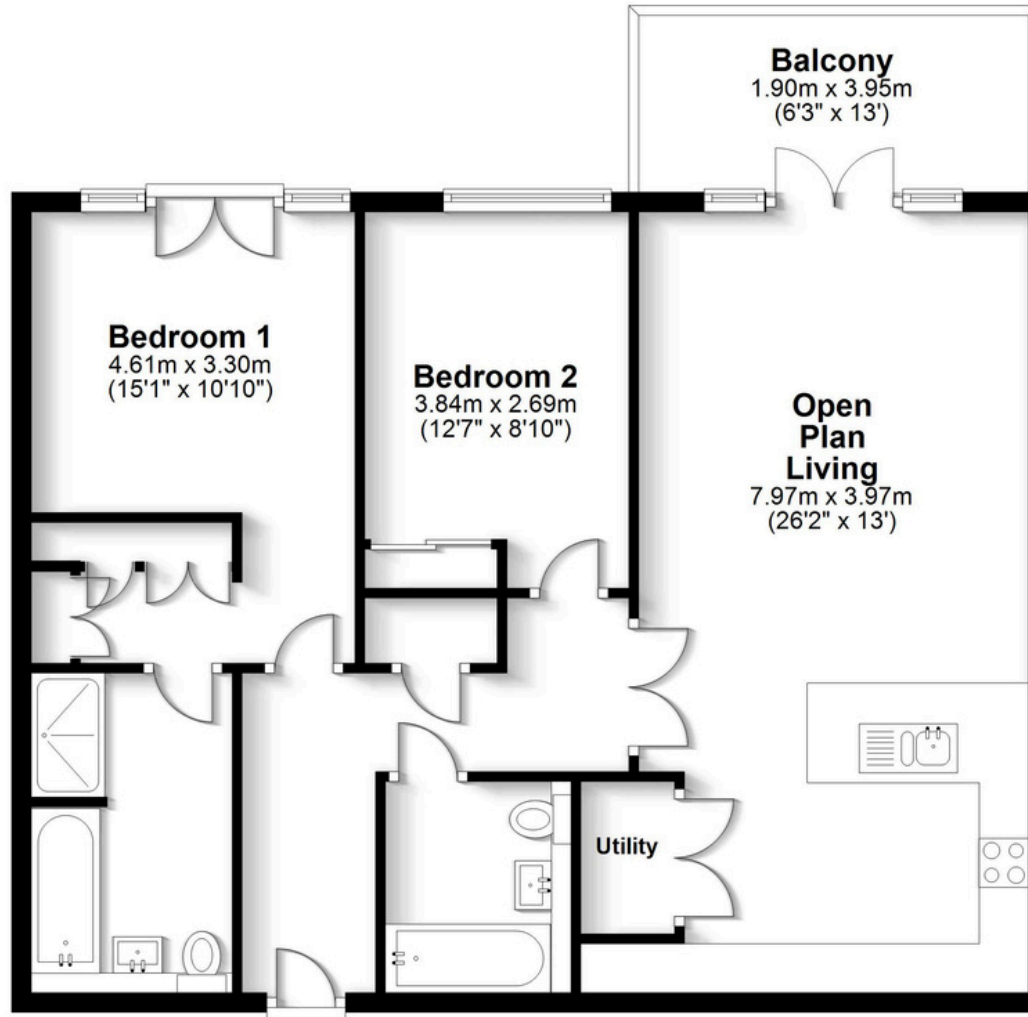


Floorplan



Second Floor

Approx. 80.8 sq. metres (870.2 sq. feet)



Total area: approx. 80.8 sq. metres (870.2 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 -

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Plan produced using PlanUp.

Area Information

Rickmansworth has plenty of countryside nearby for walks and cycling but is also close enough to London to offer residents easy access to the hustle and bustle of the big city. One of Rickmansworth's most popular destinations is the Aquadrome, 41 hectares of Local Nature Reserve 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.

- 0.4 miles to Rickmansworth
- 0.2 miles to Rickmansworth High Street
- Nearest Motorway: 1.9 miles to M25

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

