



## High Street, Rickmansworth, WD3

£225,000 Leasehold

LIVING/DINING ROOM • MODERN FITTED KITCHEN • DOUBLE BEDROOM • EASY ACCESS BATHROOM • WELL-MAINTAINED COMMUNAL GROUNDS • LIFT TO ALL FLOORS • OWNERS LOUNGE • LAUNDRY ROOM • WELL-BEING SUITE  
• TOWN CENTRE LOCATION

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







A ONE DOUBLE BEDROOM GROUND FLOOR RETIREMENT APARTMENT situated within this well-managed retirement development.

The property offers a bright and spacious living/dining room. There is a modern fitted kitchen, and a large double bedroom with a fitted wardrobe and an easy access bathroom. The property is in excellent condition throughout and benefits from a good-sized airing/storage cupboard in the entrance hall.

Middlemarch Lodge offers good amenity areas and a varied recreation program. The communal amenities on offer include an on-site warden Monday- Friday, 24-hour care line assistance, a guest suite, laundry room, well-being suite and owners lounge. There is also ample residents and visitors parking available.

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 apartment 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.

Nearest Station: 0.4 miles - Rickmansworth Station

Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A

Remaining Lease Length: Approx. 112 years remaining

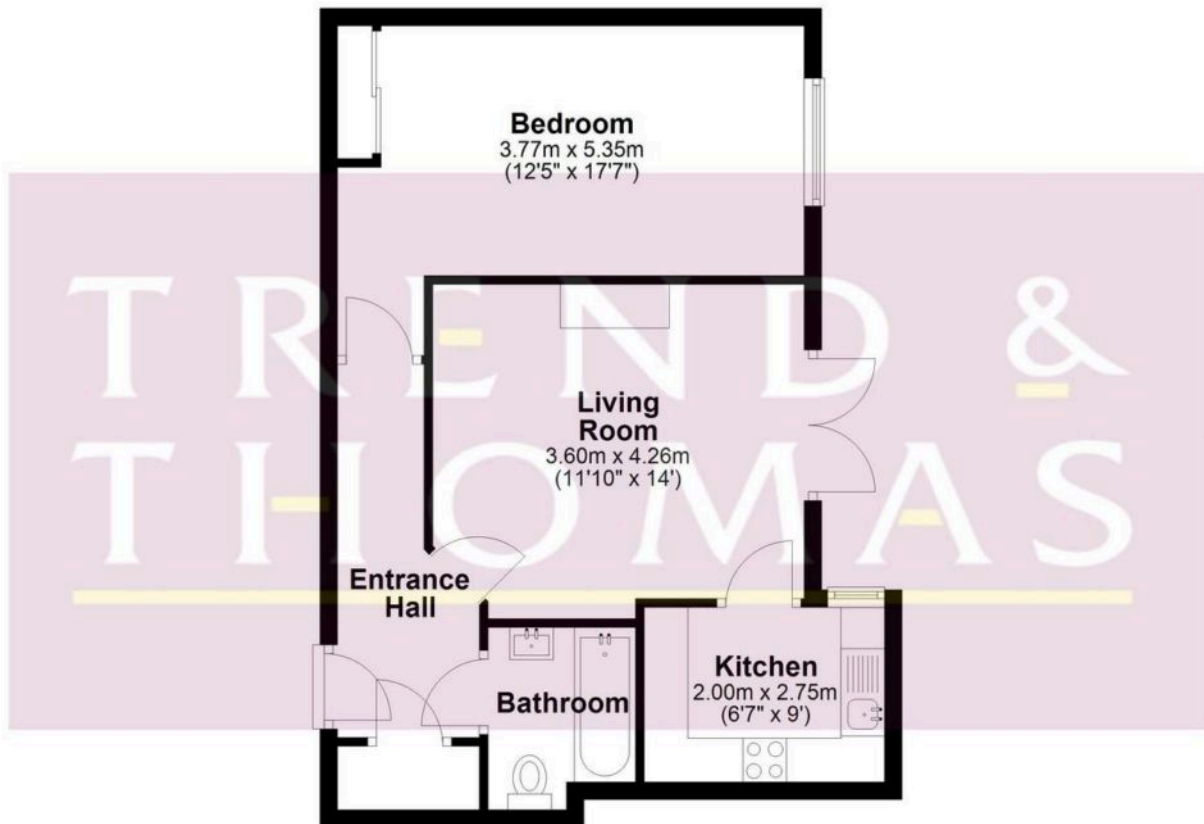
Annual Service Charge: Approx. £2861.71 per annum

Annual Ground Rent: Approx. £640.74 per annum





## Ground Floor



Total area: approx. 49.0 sq. metres (527.0 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Plan produced using PlanUp.□



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.