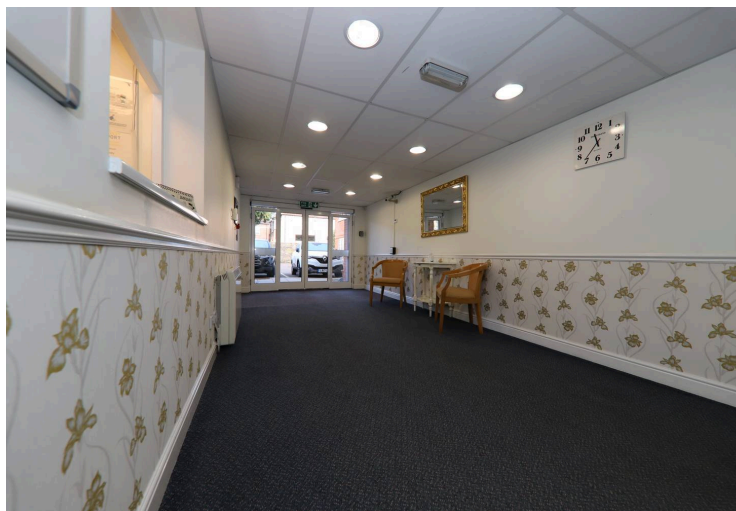




High Street, Rickmansworth, WD3

£150,000 Leasehold

FIRST FLOOR RETIREMENT APARTMENT • LIVING/DINING ROOM • MODERN KITCHEN • DOUBLE BEDROOM • BATHROOM
• RESIDENTS' LOUNGE • LAUNDRY ROOM • COMMUNAL GROUNDS • RESIDENTS PARKING • TOWN CENTRE LOCATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A chain free ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT APARTMENT, conveniently located conveniently within Rickmansworth Town Centre.

This well-presented one-bedroom retirement apartment is set within a beautifully landscaped development. The property welcomes you with a spacious layout that flows seamlessly from room to room, enhanced by large windows that fill each area with natural light. The main living area features elegant chandelier lighting and neutral décor, creating a bright and sophisticated space.

The well-appointed kitchen boasts integrated cabinetry with ample storage and counter space, finished in a classic design with a neutral colour scheme and tiled backsplash. There is a good-sized double bedroom, and the modern bathroom is finished with a clean, white aesthetic and includes a wall-mounted sink, a large mirror, and a bath-tub with shower over.

Outside, residents benefit from ample parking and the communal grounds feature a beautifully kept lawn, mature trees, and serene water features, providing a peaceful outdoor haven for relaxation or socialising with neighbours.

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 flat 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 with Metropolitan and Chiltern line trains offering easy access into London (25 mins via Chiltern Line to Marylebone Station).

Nearest Station: 0.4 miles - Rickmansworth Station

Council Tax band: D Approx. £2404.73 2026-2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

Remaining Lease Length: Approx. 72 years remaining

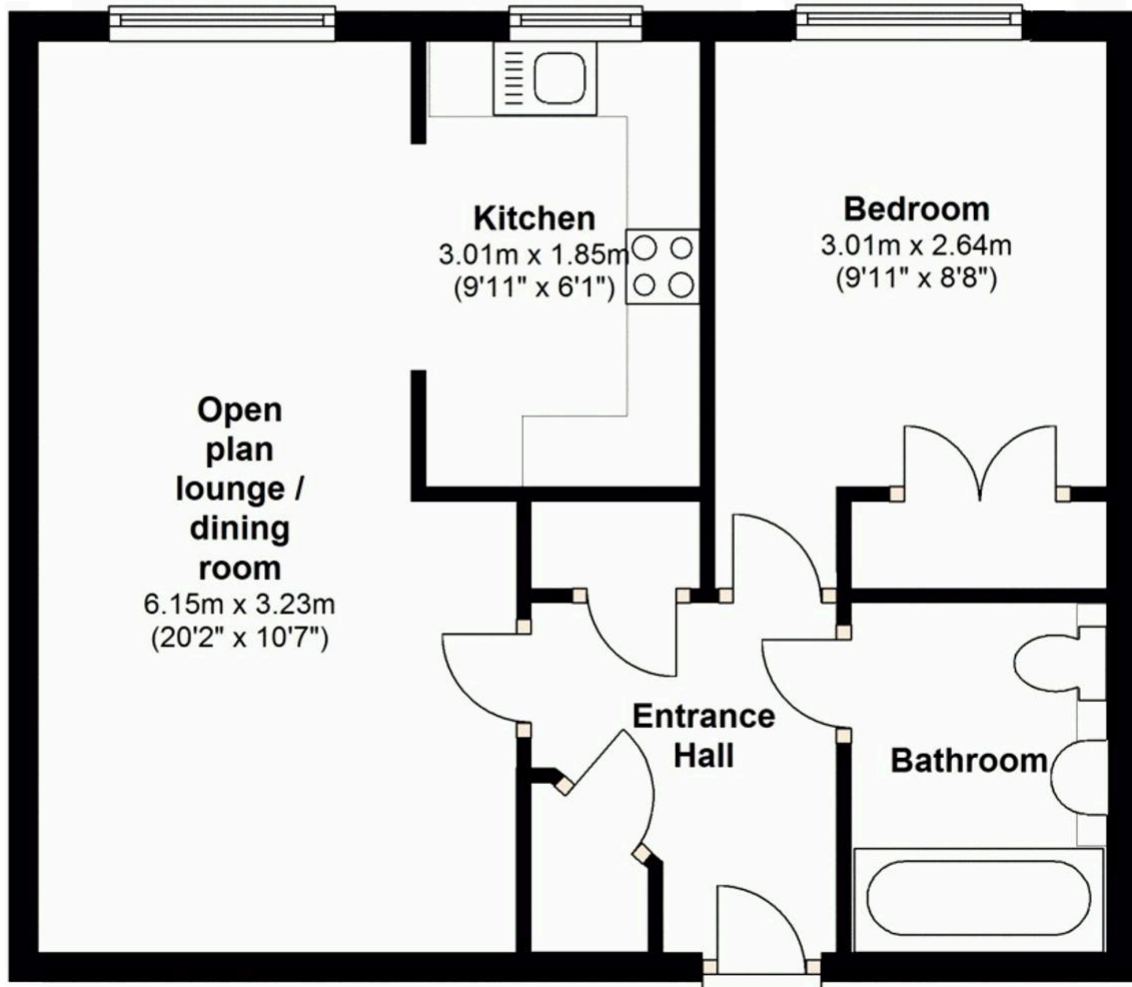
Annual Service Charge: Approx. £4023.91 per annum

Annual Ground Rent: Approx. £110.00 per annum



First Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



Total area: approx. 43.7 sq. metres (470.3 sq. feet)



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.