



Langwood House, 63-81 High Street, Rickmansworth, WD3 1EQ

Guide price: £370,000 Leasehold

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About the property

An exceptional opportunity to acquire this beautifully presented top floor apartment, offering two spacious double bedrooms, two modern bathrooms, and allocated parking — all ideally located in the vibrant centre of Rickmansworth.

This impressive home features a welcoming entrance hallway leading to a bright and stylish open-plan kitchen/living/dining area, complete with a utility cupboard and large windows that flood the space with natural light. The sleek kitchen is thoughtfully designed for modern living and entertaining.

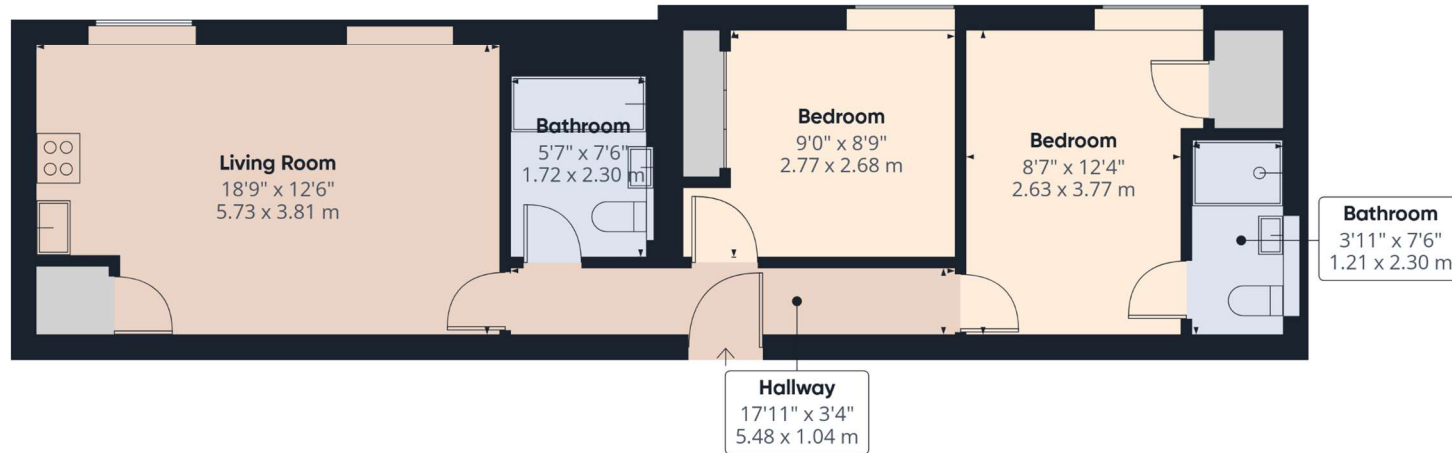
The principal bedroom boasts a walk-in wardrobe and a contemporary en-suite bathroom, while the second double bedroom includes a built-in wardrobe and is served by a modern family bathroom.

Offered in excellent condition throughout and chain-free, this property combines comfort, style, and convenience.

Perfectly positioned just moments from an array of local amenities and only 0.3 miles from Rickmansworth Metropolitan Line Station, this home is ideal for commuters and those seeking a vibrant town lifestyle.



- Two bedroom apartment
- Excellent road links
- Walking distance to Rickmansworth station
- Allocated parking
- Ideal for first time buyers or investors
- Well-presented throughout



Approximate total area⁽¹⁾

602 ft²
56 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 602 sq ft

Tenure: Leasehold

Lease Length: 991 years remaining

Service charge: £2,001.50 per annum

Ground rent: £185 per annum

Nearest Station: 0.3 miles to Rickmansworth

Distance to Town Centre: 0.1 miles to Rickmansworth

Nearest Motorway: 1.9 miles to M25

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 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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 67 D | 67 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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