



Crane Lodge, Wharf Lane, Rickmansworth, WD3 1GG

Guide price: £685,000 Leasehold

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About the property

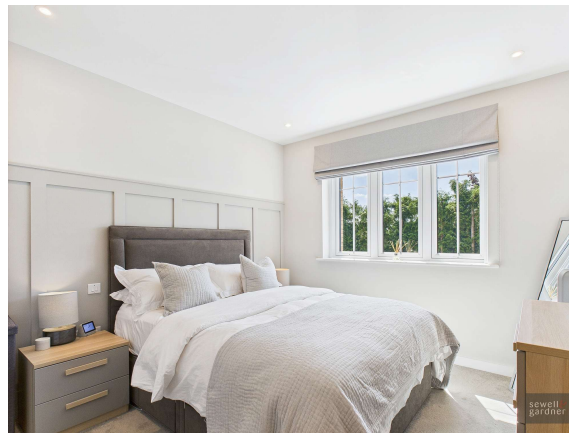
Situated within a secure, gated development in the heart of the town centre, this beautifully presented second-floor apartment offers contemporary living at its finest. Built in 2019 by St William, part of the esteemed Berkeley Homes Group, the property combines elegant design with high-quality finishes throughout.

The generous entrance hall, complete with ample built-in storage, leads into a stunning open-plan kitchen, dining, and living area—perfect for modern lifestyles. The sleek, fully fitted kitchen flows seamlessly into the living space, which opens onto a private balcony.

The principal bedroom features bespoke fitted wardrobes and a luxurious en-suite bathroom. A versatile second double bedroom featuring sleek fitted wardrobes. Thoughtfully designed with a built-in Murphy pull-down bed, the space effortlessly transforms into a functional home office, offering the perfect blend of comfort and practicality.

Further benefits include an allocated parking space within the secure gated complex—an exceptional advantage in such a central location, the apartment is also pet friendly subject to the relevant permissions and has the benefit of well-maintained communal gardens.

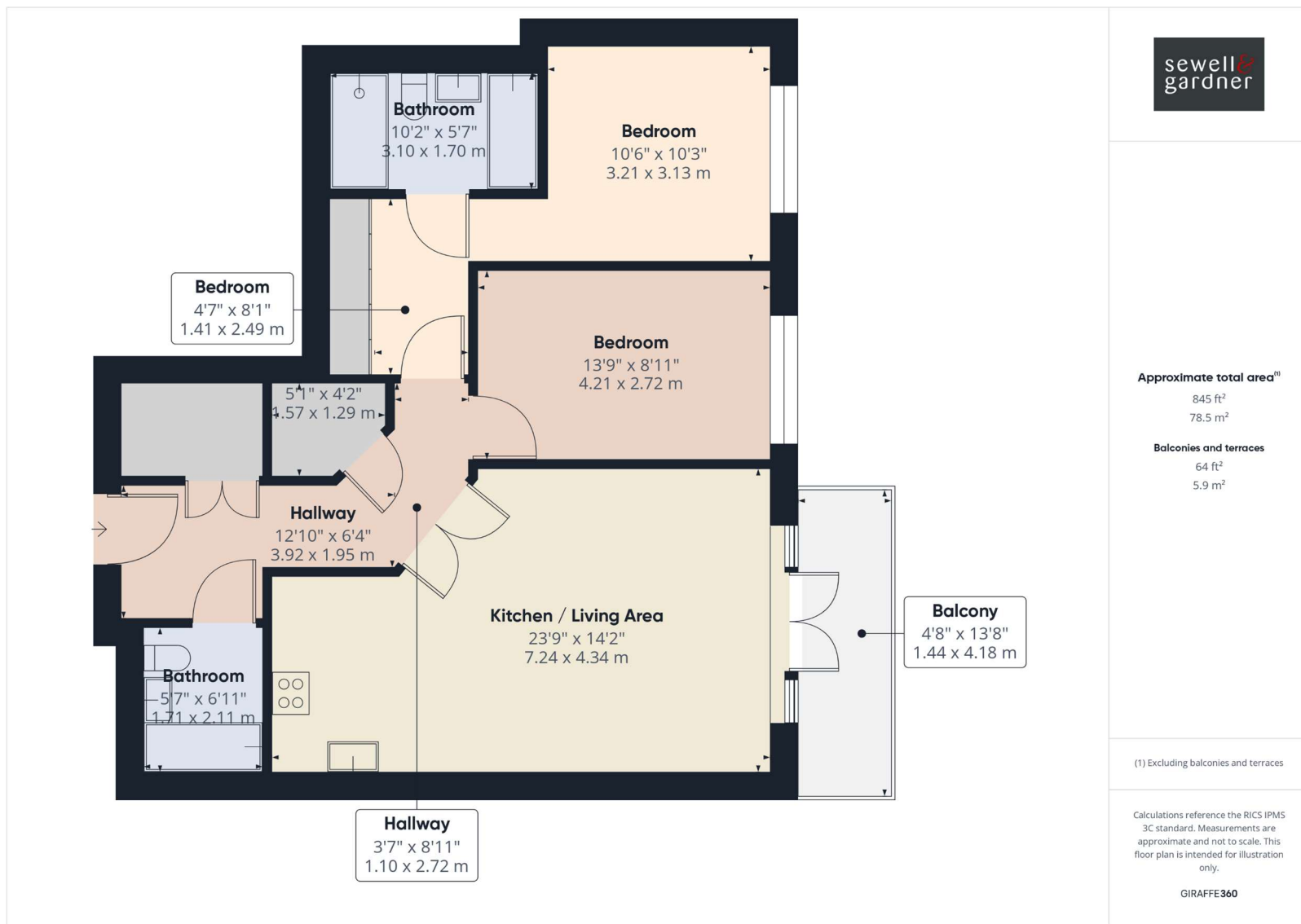
Ideal for professionals, downsizers, or investors seeking sophisticated living with scenic outlooks and outstanding convenience.



- Two bedroom apartment
- Second floor

- Allocated parking space
- Lift access

- Communal gardens
- Town centre location



To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Rickmansworth is a desirable town in South West Hertfordshire, offering the perfect balance between countryside living and city access. Surrounded by green spaces and close to the scenic Grand Union Canal and the Aquadrome nature reserve, it's ideal for those who enjoy outdoor pursuits. The town has a strong community feel and is particularly popular with families, thanks to its excellent local schools, including both state and independent options rated highly by Ofsted.

Transport links are a major draw—Rickmansworth Station offers fast and frequent services into central London via the Metropolitan Line and Chiltern Railways, making it an excellent choice for commuters. The M25 is just a short drive away, providing easy access to the wider motorway network and major airports.

Rickmansworth also benefits from a bustling town centre with a variety of shops, cafes, pubs, and restaurants, as well as essential amenities such as supermarkets, gyms, a library, and healthcare facilities. With its blend of urban convenience, top schools, and natural beauty, Rickmansworth is a great place to live for families and professionals alike.

Local Authority: Three Rivers District Council
 Council Tax: E
 Approximate floor area: 845 sq ft
 Tenure: Leasehold
 Service charge: Approximately £1,800 per annum
 Ground rent: £550 per annum

Nearest Station: 0.4 miles to Rickmansworth
 Distance to Town Centre: 0.2 miles to Rickmansworth
 Nearest Motorway: 1.9 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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