

JOHN ROBERTS & Co
estate agents

3 Castle Gate, Chorleywood, WD3 5TQ

Guide Price £329,995

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3 Castle Gate

Chorleywood, WD3 5TQ

- TWO BEDROOMS
- SECURE GATED PARKING & VIDEO ENTRY
- SITITNG ROOM
- BALCONY
- NO ONWARD CHAIN
- GROUND FLOOR
- TWO BATHROOMS
- FITTED KITCHEN
- COMMUNAL GARDENS
- EPC RATING: C

This beautifully presented two-bedroom ground floor apartment benefits from a private balcony, which is directly accessed from the reception room.
The accommodation briefly comprises a modern kitchen, spacious reception room, two bedrooms, and two bathrooms. The property also features a video entry system for added security.

Further benefits include two underground parking spaces (there is lift access to the apartment) with remote-controlled security gates, communal gardens, and visitor parking in addition to the private balcony.

The property is offered to the market with no onward chain.





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SITUATION:
This property enjoys access to Chorleywood village centre, with its varied shopping facilities and railway station which provides a Chiltern Line/Met Line service into London. For those who drive, there is access to the M25 at junctions 17 and 18. Schooling, both state and private, is available within the district and surrounding areas. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park. Equestrian pursuits are also well catered for.

VIEWINGS:
By appointment only please via the Vendors' Agents, John Roberts & Co, 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.
Opening times: Monday to Friday 9:00am to 6:00pm Saturday 9:00am to 4:00pm.

TENURE:
Leasehold: 114 Years Remaining
Service Charge: £2408.78 (2026)
Ground Rent: £350.00

COUNCIL:
Three Rivers District Council - Band E : £2969.57





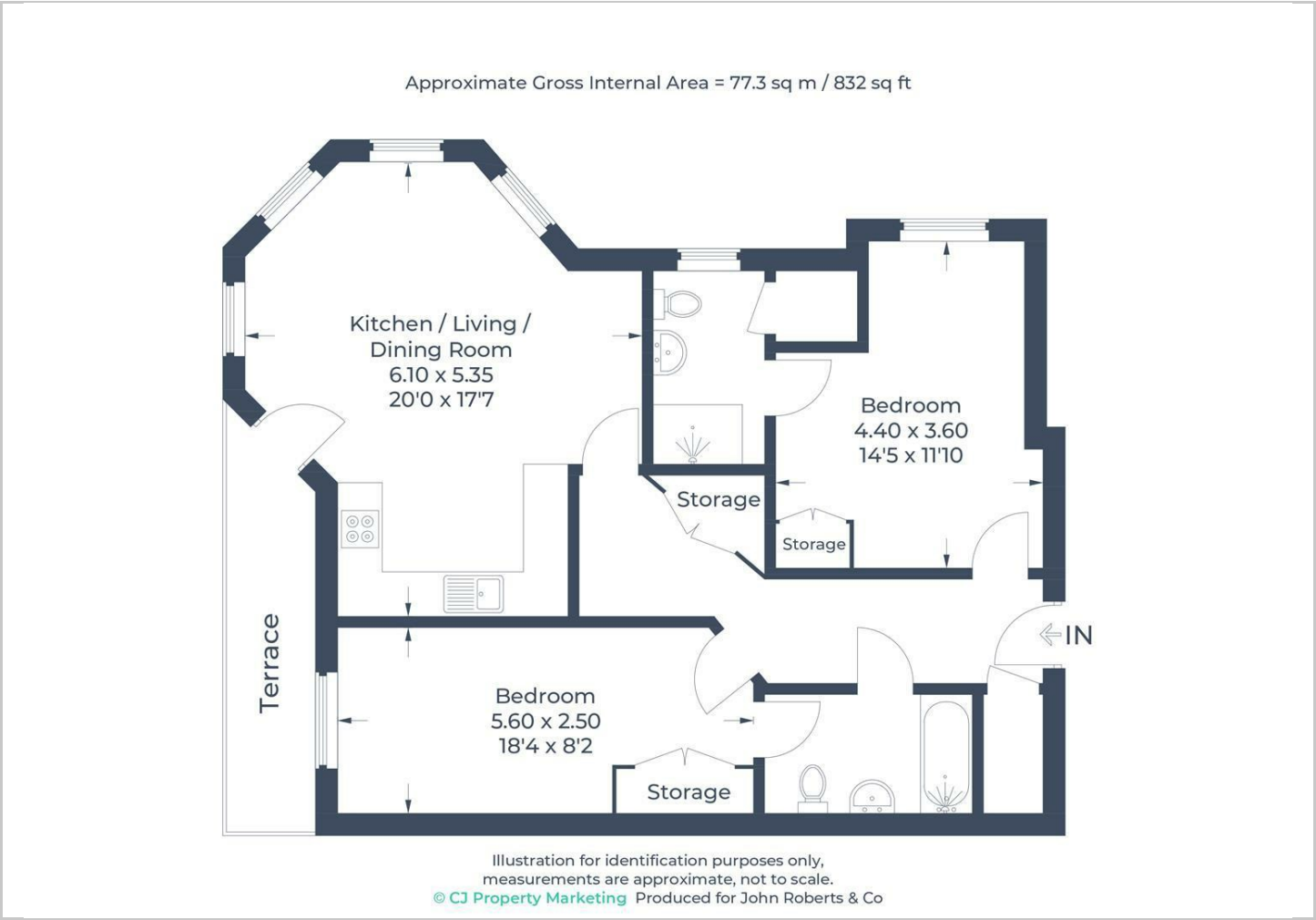




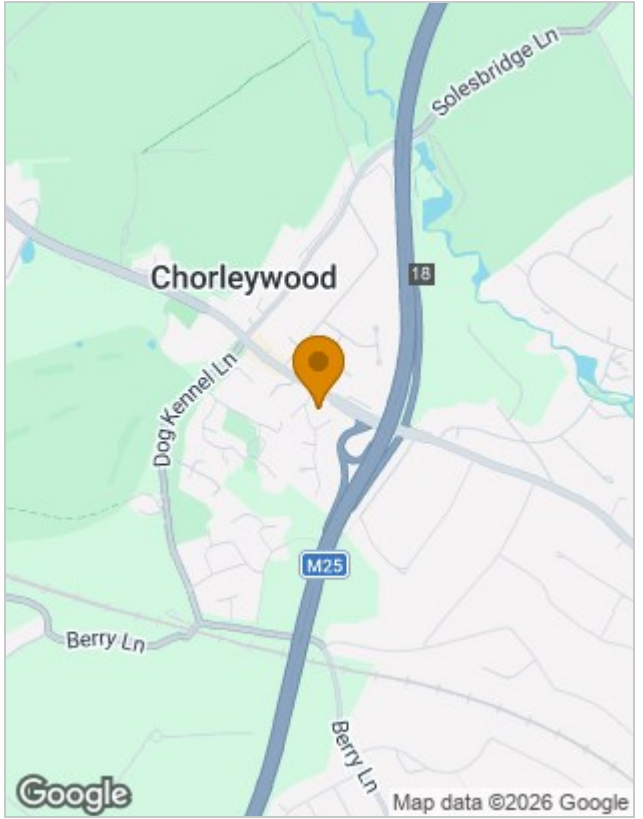




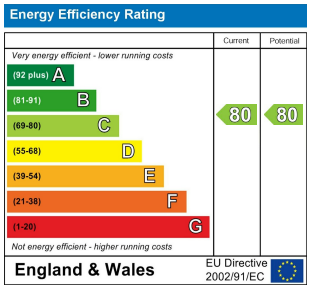
Floor Plans



Location Map



Energy Performance Graph



Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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