


# 11 Ryman Court Stag Lane, Chorleywood, WD3 5HN

Guide Price £295,000

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# 11 Ryman Court Stag Lane

## Chorleywood, WD3 5HN

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- GENEROUS SIZE RECEPTION ROOM (26'4" x 10'11")
- WALKING DISTANCE TO VILLAGE AND STATION
- NO ONWARD CHAIN
- NEWLY DECORATED & CARPETED
- FITTED KITCHEN
- BATHROOM WITH SHOWER OVER BATH
- COMMUNAL GARDENS & OFF-STREET PARKING
- EPC: D

This spacious ground floor, two-bedroom apartment has been recently redecorated and recarpeted.

There is a communal entrance hall leading to the front door. The hall has a large coat cupboard, meter cupboard and a third cupboard housing the electric immersion heater.
The spacious double aspect sitting/dining room offers the potential to divide to create a third bedroom or study if required, as others have done in the development.

The kitchen has white gloss units, Bosch electric oven, induction hob and brushed stainless steel extractor over, with grey metro tiles and wood effect flooring.
The bathroom has a white suite with shower over the bath.

Externally there's a communal garden space and an outside store offering useful additional storage. There is also unreserved off-street residents' parking.

The property is conveniently situated for Chorleywood village shops and the Metropolitan / Chiltern line trains for a quick commute into central London.

No onward chain.





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### LOCATION
Chorleywood is a popular place to live, offering the perfect combination of beautiful countryside with close proximity to central London. As well as excellent rail links on both the Metropolitan Line into the city and Chiltern Line to Marylebone, there's also easy access to the M25 at Junctions 17 and 18. Heathrow is also close by.
Sought-after schooling for all ages, both state and private, is just one reason families choose to live here, and the village centre offers a selection of independent shops and cafes. Leisure facilities include Chorleywood Common with almost 200 acres of woodland and grassland. The Chorleywood House Estate is a nature reserve with ancient woodland and footpaths to the beautiful River Chess. In addition, there are clubs for football, cricket golf and tennis for all ages.

### TENURE
Leasehold (Chime Housing)

There are 87 years remaining on the lease and the following charges apply:
Service Charge: Approx £100 PCM

### 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.

### COUNCIL
Three Rivers District Council - Band C: £2159.70 (2026/27)


ROSECCO PALACE



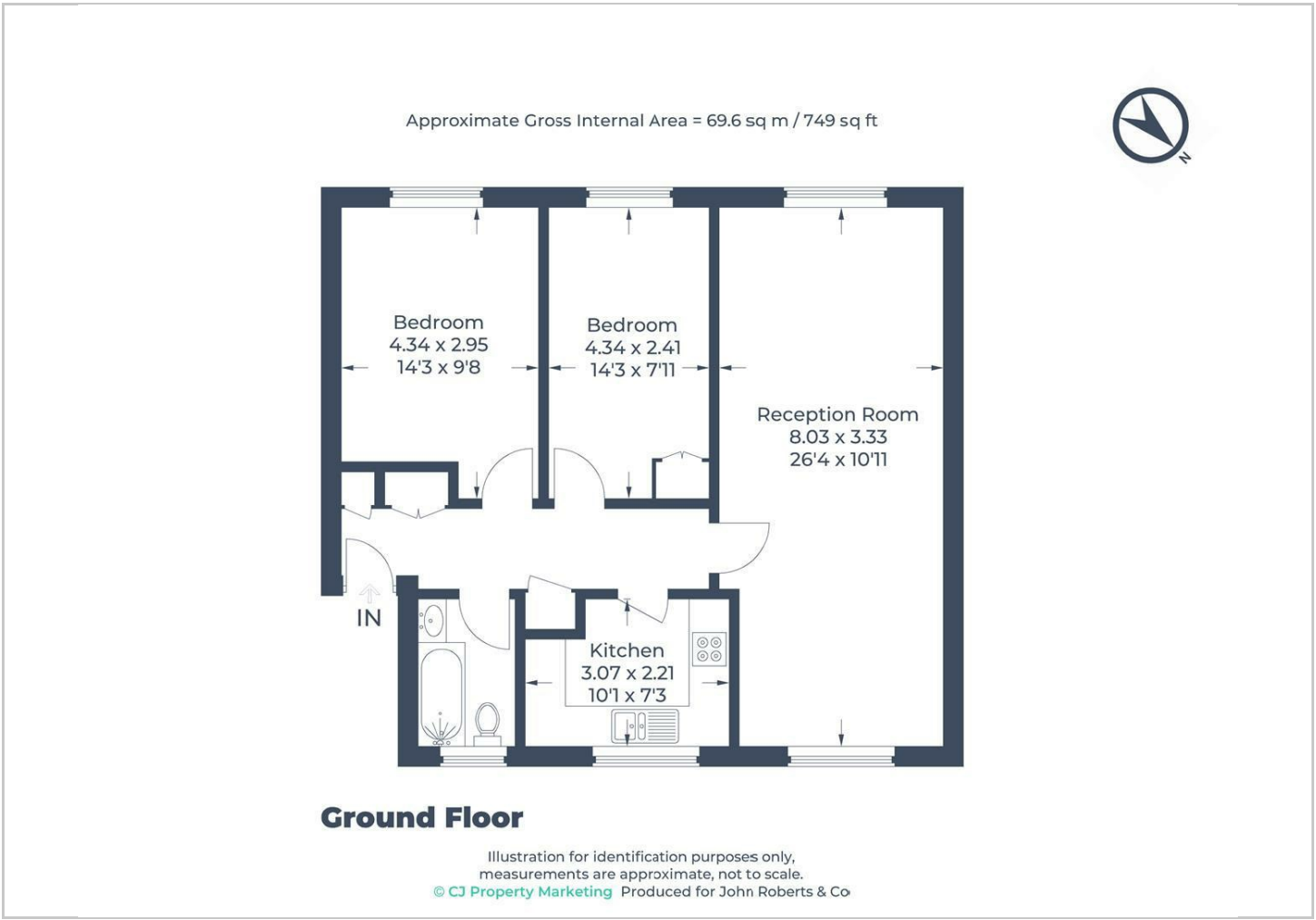




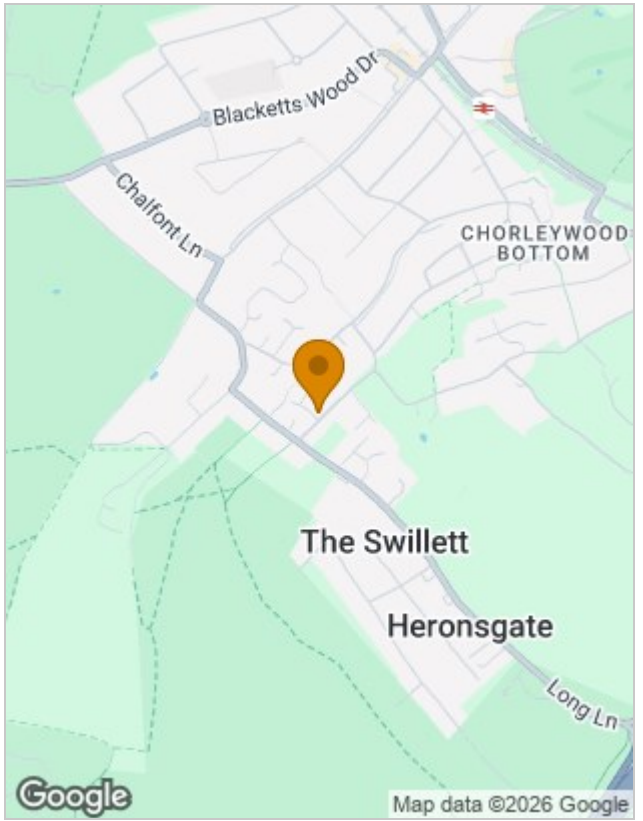




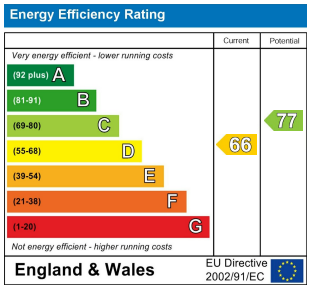
## Floor Plans




## 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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