



Flat 9 Castlegate, Chorleywood, WD3 5TQ

Guide Price £395,000





Flat 9 Castlegate

Chorleywood, WD3 5TQ

- ENTRANCE PHONE SYSTEM
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- KITCHEN / DINER
- COMMUNAL GARDEN
- RESERVED UNDERGROUND PARKING
- BEDROOM TWO WITH ENSUITE BATHROOM
- OPEN PLAN LIVING ROOM
- EPC RATING B

Situated on the first floor, this spacious and light filled two double bedroom, two bathroom apartment is well presented throughout. The apartment is situated in the turret section of the development, providing a superb living area.

The accommodation briefly comprises; Entrance hall, open plan kitchen / living room, two bedrooms which benefit from built in cupboards and access to the bathroom and shower room.

There is underground gated parking providing two allocated parking spaces.

Communal gardens are to the rear and guest parking to the front of the development.

There is a lift available from the basement car park to all floors. This development also benefits from a useful communal bike store.



SITUATION

Chorleywood has long been a highly favoured destination for an excellent quality of life. The village plays host to a selection of independent retailers, each with their own unique selection of products and services, including delicatessens, coffee shops, restaurants, gift shops and boutiques.

The 180 acre Chorleywood Common is within walking distance, which offers a 9 hole golf course, a well established cricket club and equestrian pursuits. Country walks along the Chess Valley are easily accessible.

Schools are available locally for children of all ages including Christ Church primary school and the excellent St. Clement Danes senior school, as well as Royal Masonic and Merchant Taylor's Independent schools.

With its charm, character, solid sense of community and a location that puts rail and road networks close at hand, Chorleywood aspires to provide a fulfilling lifestyle.

LEASE DETAILS

125 year lease from 2015.

(Should you proceed to purchase this property, this should be verified by your Solicitor).

GROUND RENT / SERVICE CHARGE

TBC

COUNCIL TAX

Three Rivers District Council - Telephone 01923 776611.

VIEWINGS

By appointment only please via the Vendors' Agents, John Roberts & Co., Regal House, Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

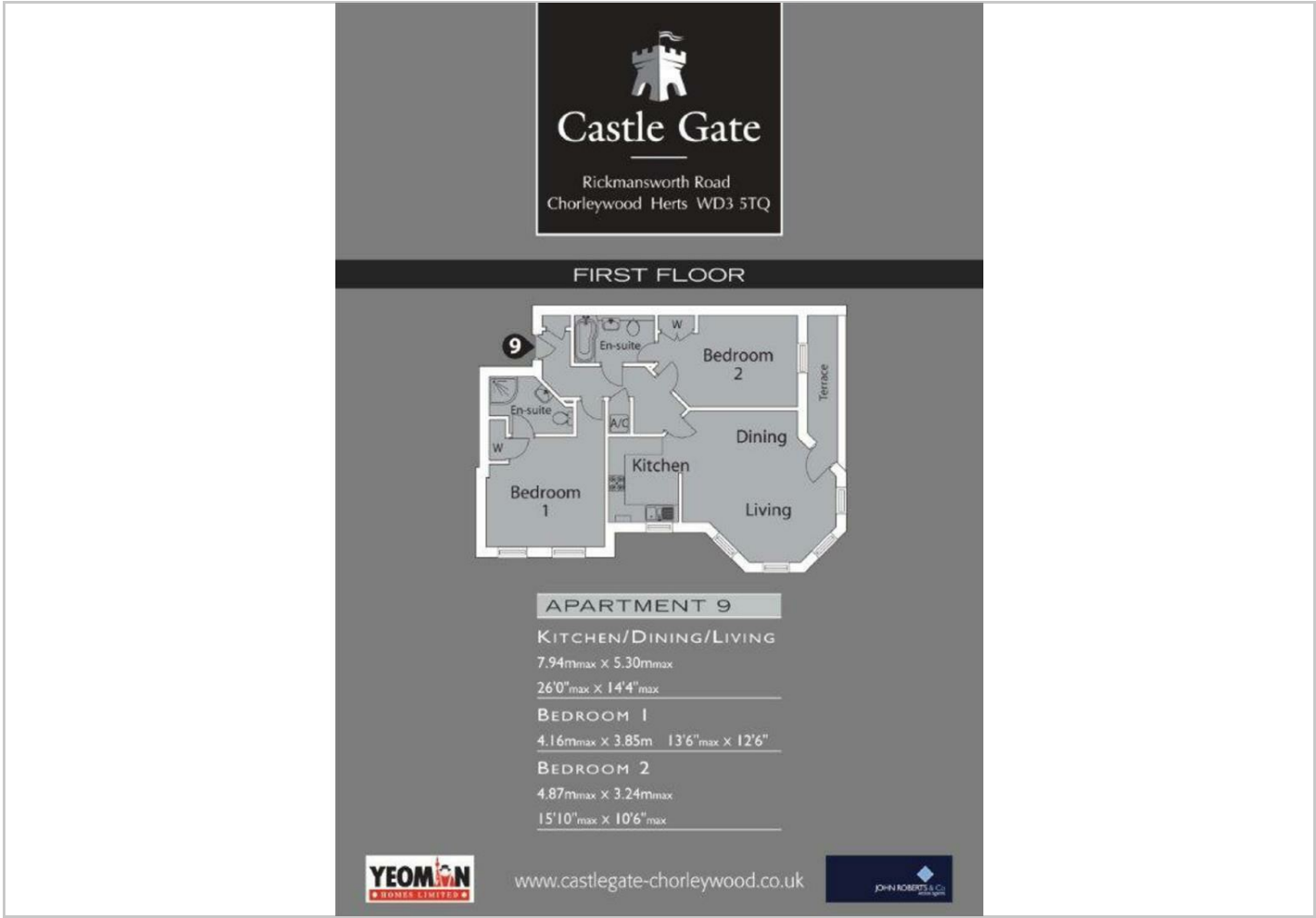
NB

Please note, the photographs were taken at the time of construction.





Floor Plans



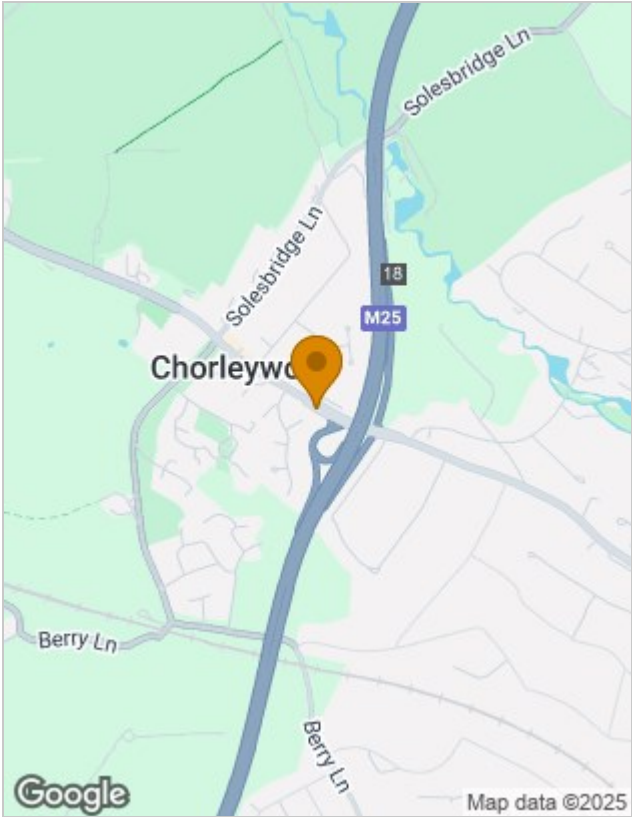
Viewings

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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Location Map



Energy Performance Graph

