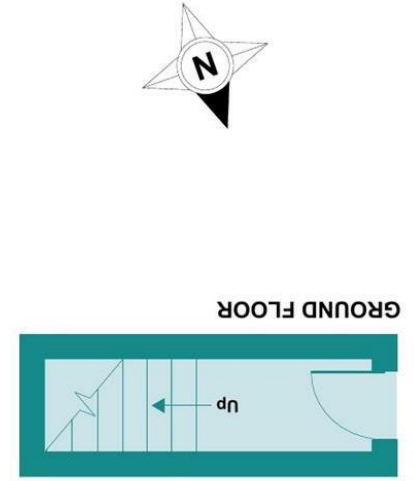
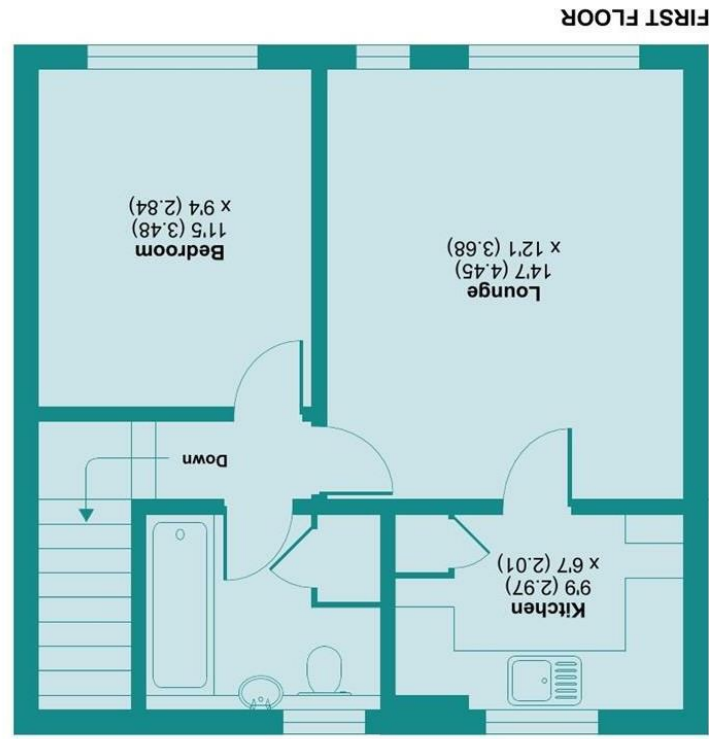




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhd.com 2022. REF: 915729

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Approximate Area = 515 sq ft / 47.8 sq m  
For identification only - Not to scale

**Cherwell Close, Croxley Green, Rickmansworth, WD3 3UB**

**LOCAL AUTHORITY**  
Three Rivers District Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating	
Current	Target
68	68
<small>Not energy efficient - lower tilting costs</small> <small>Very energy efficient - lower tilting costs</small>	
<small>EU Directive 2002/91/EC</small> <small>England &amp; Wales</small>	



**GUIDE PRICE**  
**£185,000**  
**CHERWELL CLOSE**  
CROXLEY GREEN, WD3 3UB

## PROPERTY SUMMARY

**NO UPPER CHAIN.** This property is offered at a very competitive price due to a low lease term remaining. (99 years from 1 March 1986) Service Charges: £173.00 per month (this includes communal cleaning, tending to the communal grounds and a contribution towards the building insurance). This development provides housing for over 55's. Each apartment has an emergency alarm system which provides all rooms with a security pull cord linked to the Residents Estate Managers property. Situated on the very popular Cherwell Close complex in Croxley Green, close to all village amenities. This first floor flat has accommodation to include; Private front door with stairs rising to hallway, lounge, double bedroom, bathroom and kitchen with all appliances. Communal gardens.

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