GUIDE PRICE

# £180,000

## CHERWELL CLOSE

CROXLEY GREEN, WD3 3UD

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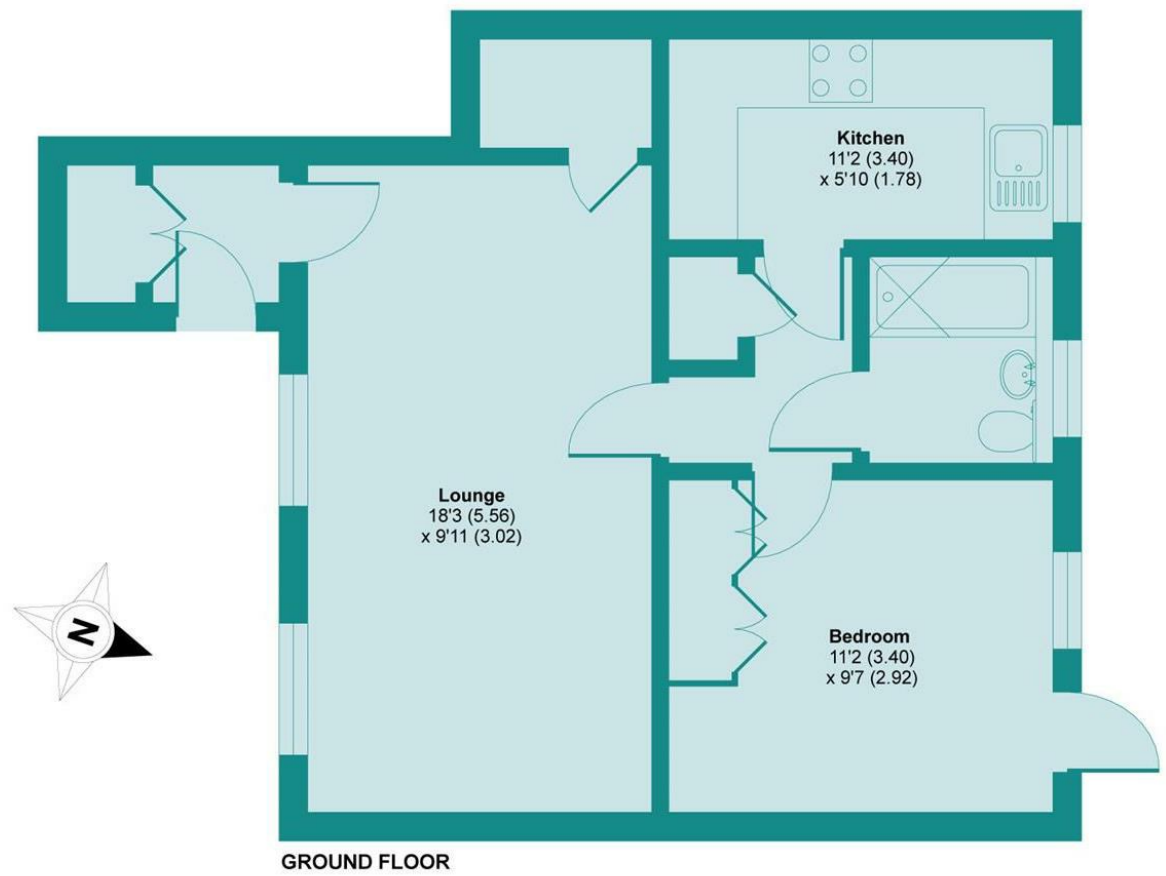
## Cherwell Close, Croxley Green, Rickmansworth, WD3 3UD

APPROX. GROSS INTERNAL FLOOR AREA 497 SQ FT 46.2 SQ METRES




GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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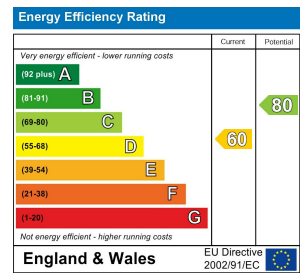
**LOCAL AUTHORITY**
Three Rivers District Council

**TENURE**
Leasehold

**COUNCIL TAX BAND**
A

**VIEWINGS**
By prior appointment only




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

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**PROPERTY SUMMARY**

NO UPPER CHAIN. Convenient living for the over 55's only. A purpose built larger style 1 bed ground floor apartment situated on the very popular Cherwell Close complex. Accommodation comprises, hallway, lounge, fitted kitchen, double bedroom and bathroom. The rear communal area garden and patio area can be accessed from the bedroom. Residents and visitors parking. Walking distance to local amenities. Lease Term: 60 years remaining. Service Charge: £199 per month (this includes communal cleaning, tending to the communal grounds and a contribution towards the building insurance). Ground Rent: Peppercorn

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