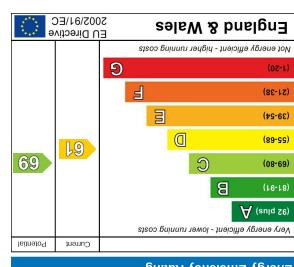


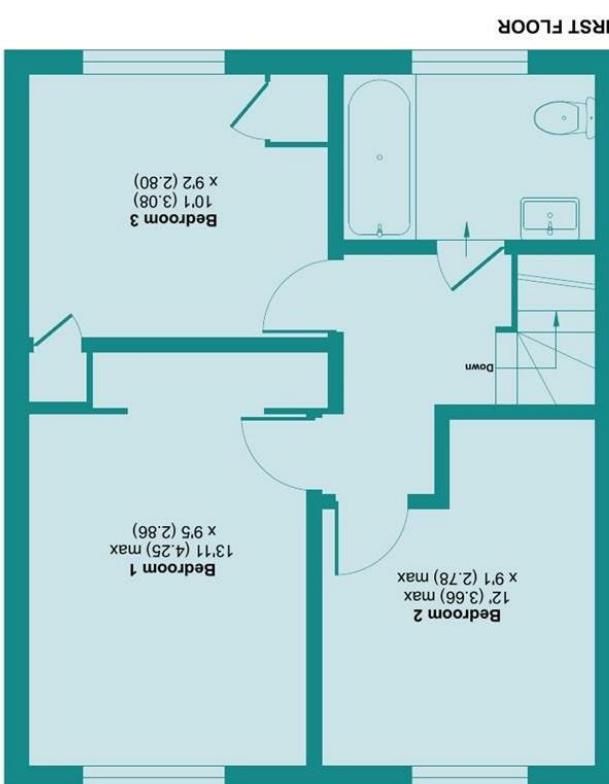
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements taken to prepare these particulars,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


 VIEWS  
 By prior appointment only

 COUNCIL TAX BAND  
 C  
 TENURE  
 Leasehold  
 LOCAL AUTHORITY  
 Three Rivers Council

 Approximate Area = 890 sq ft / 82.6 sq m  
 For information only - Not to scale

New Parade Flats, Chorleywood, Rickmansworth, WD3 5NL



GUIDE PRICE

 £350,000  
 NEW PARADE FLATS

CHORLEYWOOD, RICKMANSWORTH, WD3 5NL

## PROPERTY SUMMARY

No onward chain. Nestled in the heart of Chorleywood, this first-floor duplex apartment offers 890 square feet of living space. Situated above shops, the property boasts a prime location that places you within easy reach of local amenities. Upon entering, you are welcomed by a spacious entrance hall that leads to an open plan lounge/kitchen/diner. The generously sized eat-in kitchen, perfect for family meals or entertaining guests flows seamlessly to the lounge that provides a comfortable space to relax and unwind. The upper level features three well-proportioned double bedrooms, two with built in cupboards. A modern family bathroom completes this floor. With Chorleywood Metropolitan tube station just a short walk away, commuting to London and beyond is both convenient and efficient. This apartment presents an ideal opportunity for investment purchasers or those seeking a comfortable residence in a vibrant village setting. Lease - 972 years remaining, Ground Rent - £150.00 pa. Service Charges paid 2025: £1248.05 (approx £104.00 PCM including the ground rent)

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