

Cherwell Close, Croxley Green, Hertfordshire, WD3 3UD



£275,000 Leasehold

1 Bedroom Ground Floor Retirement Maisonette

A recently refurbished, warden assisted GROUND FLOOR RETIREMENT MAISONETTE in a sought after location. Cherwell Close is a development built for those over the age of 55, with modern amenities and close to local shops and transport.

- RECENTLY REFURBISHED
- WARDEN ASSISTED DEVELOPMENT
- RAMP ACCESS TO FRONT
- LIVING/DINING ROOM
- MODERN FITTED KITCHEN
- DOUBLE BEDROOM
- WET ROOM
- PRIVATE TERRACE
- ATTRACTIVE COMMUNAL GARDENS
- AMPLE PARKING

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The property offers a spacious living/dining room, a modern fitted kitchen overlooking the rear communal grounds, a good-sized double bedroom providing access to the private terrace and a modern wet room.

The private terrace enjoys views of the attractive communal grounds which are well kept.

NB: It is a condition of purchase that residents be over 55 years of age.

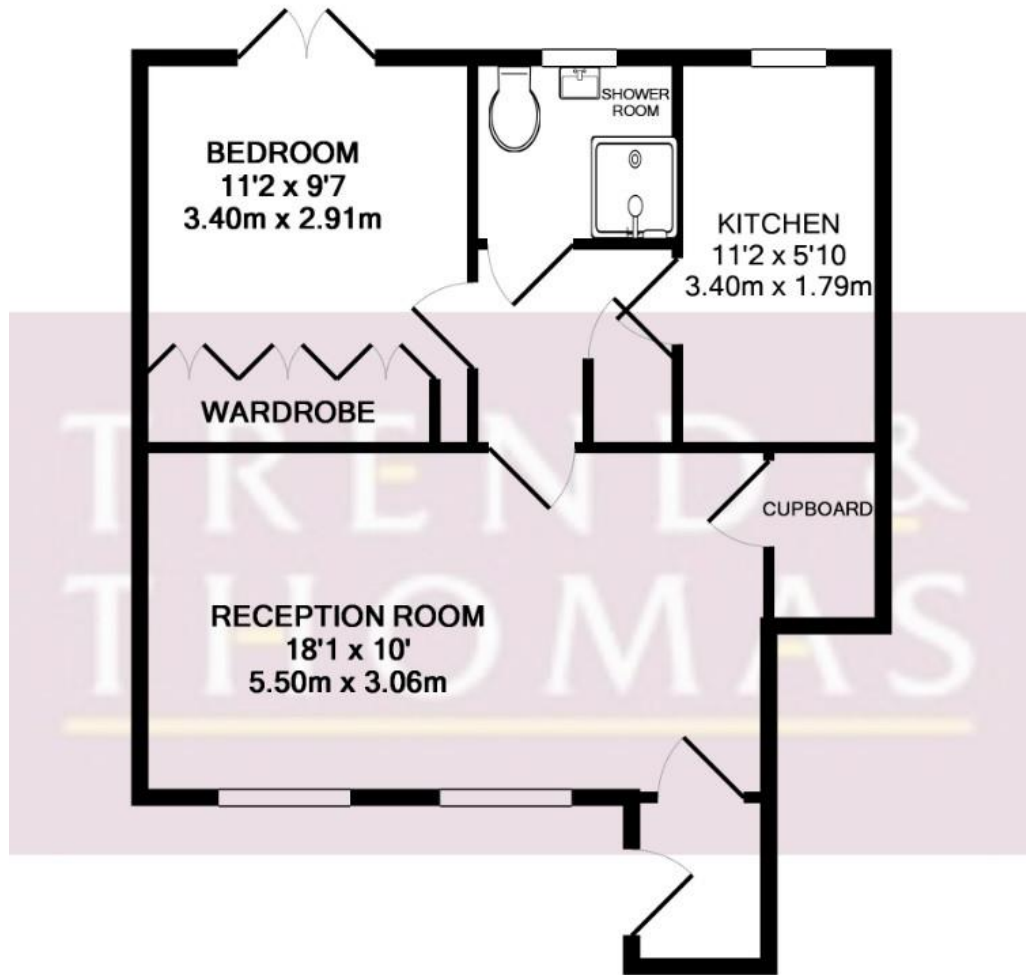
Positioned in this popular residential area approximately ¼ mile from Croxley Metropolitan Line station, with local shopping parades and bus routes are nearby. Watford and Rickmansworth Town Centres are a short drive away. The M25 Motorway can be accessed via a drive to Junction 17 or 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1948.71 (2024-2025)
- Approx. Floor Area: 456 Sq ft / 42.3 Sqm
- Lease Remaining: Approx. 94 years remaining
- Annual Service Charge and Review: Approx. £2486.28 per annum, due for review in 2025 (paid per calendar month)
- Annual Ground Rent and Review: Peppercorn ground rent
- Nearest Station: 0.6 miles Croxley Station – Metropolitan Line



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CHURWELL CLOSE, CROXLEY GREEN, WD3 3UD
 TOTAL APPROX. FLOOR AREA 456 SQ.FT. (42.3 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE: It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated. NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

