

Southam Mews, Croxley Green, Hertfordshire, WD3 3FG



Offers in Excess of £370,000 Share of Freehold 2 Bedroom Second Floor Apartment

We are pleased to offer for sale this TWO BEDROOM SECOND FLOOR APARTMENT, situated within this gated development, only minutes from Croxley station.

- GATED DEVELOPMENT
- OPEN PLAN LIVING ROOM/KITCHEN
- TWO BEDROOMS
- MODERN BATHROOM
- UNDERFLOOR HEATING THROUGHOUT
- ONE ALLOCATED PARKING SPACE
- VISITOR PARKING
- CLOSE TO STATION

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The entrance hall provides access to all rooms within the apartment. There is an open plan living room/kitchen, with integrated appliances and breakfast bar to section off the kitchen area. There are two good-sized bedrooms, with bedroom one benefitting from built-in wardrobes. There is also a modern bathroom and underfloor heating throughout the property.

Southam Mews is a gated development, with an entry-phone system for access and there is one allocated parking space, plus additional visitor parking bays.

Located in this popular yet quiet residential area, close to the Station plus the burgeoning cafe culture of Croxley Green to include The Kitchen, Perch & Co Coffee House and Deli, The Grocer, Anchor, Tap & Bottle and The Green Stores, this is fast becoming a family hotspot. There are leisure facilities nearby on The Green, whilst Croxley Metropolitan Line Station is approximately half a mile away. The M25 can be reached via a drive to Junctions 17 or 18 whilst there is quality schooling nearby.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2192.29 (2024-2025)
- Approx. Floor Area: 681 Sq ft / 63.3 Sqm
- Lease Remaining: Approx. 108 years remaining
- Annual Service Charge and Review: Approx. £1572.00 per annum
- Annual Ground Rent and Review: Approx. £100.00 per annum
- Nearest Station: 0.1 miles Croxley Station – Metropolitan/Chiltern Line



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Approximate Gross Internal Area = 63.2 sq m / 680 sq ft

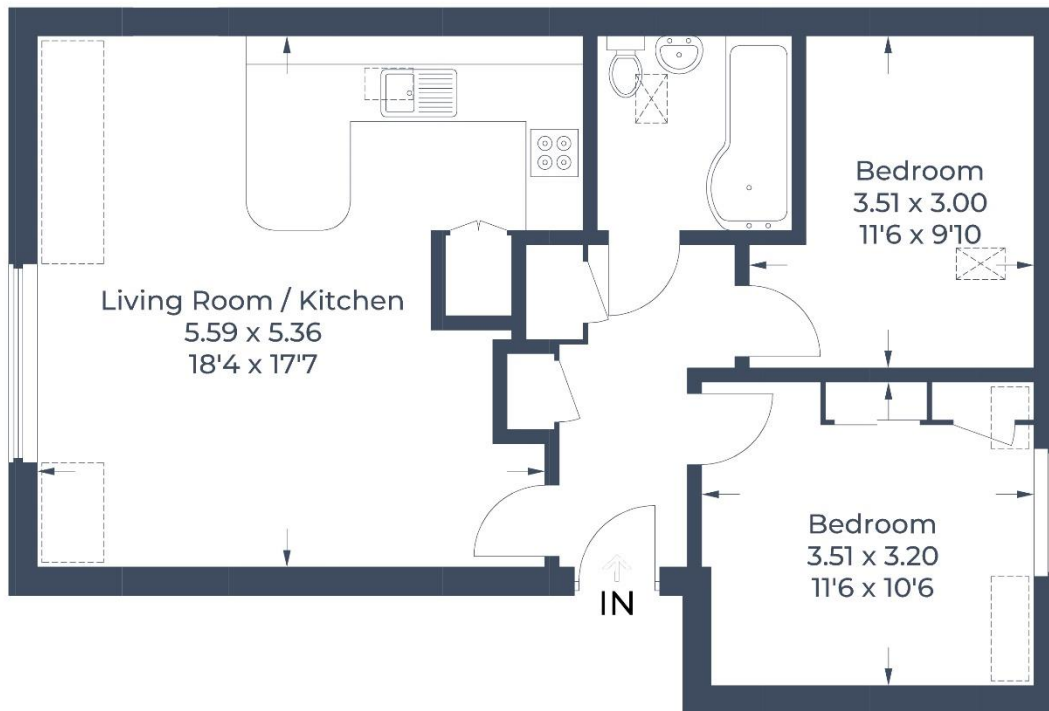


Illustration for identification purposes only,
measurements are approximate, not to scale.
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VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

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	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

