

Chorleywood Close, Rickmansworth, Hertfordshire, WD3 4EG



## £420,000 Share of Freehold 2 Bedroom First Floor Apartment

We are delighted to bring to the market this chain free TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT, close to Rickmansworth Town Centre.

- NO CHAIN
- LIVING/DINING ROOM
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- GUEST CLOAKROOM
- STORE ROOM
- GARAGE
- RESIDENT & VISITOR PARKING
- COMMUNAL GARDEN
- LIFT TO ALL FLOORS



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The entrance hallway provides access to all rooms within the apartment. There is a 16' living/dining room with sliding doors leading to a private balcony overlooking the beautiful communal grounds. There is a modern fitted kitchen with breakfast bar, integrated appliances and ample storage in a range of wall and base cabinets.

There are two double bedrooms, both benefitting from built-in wardrobes and there is a modern shower room and a guest cloakroom. The apartment has the added convenience of a private storeroom on the ground floor.

To the rear are immaculately maintained communal gardens and a block paved driveway providing access to the garage.

Rickmansworth Town Centre is only a few minutes' walk away with its good selection of shopping facilities including Marks & Spencer and Waitrose. The Metropolitan/Chiltern Line Railway services to Baker St and Marylebone are also just a few minutes away. The M25 motorway reached via a short drive to Junction 17 or 18, while there is excellent schooling nearby to include the Charlotte House, Royal Masonic and Merchant Taylor's schools.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2802.78 (2025-2026)
- Approx. Floor Area: 962 Sq ft / 89.5 Sqm
- Lease Remaining: Approx 960 years remaining
- Annual Service Charge and Review: Approx. £3,397.38 per annum
- Nearest Station: 0.2 miles Rickmansworth Station – Metropolitan/Chiltern Line

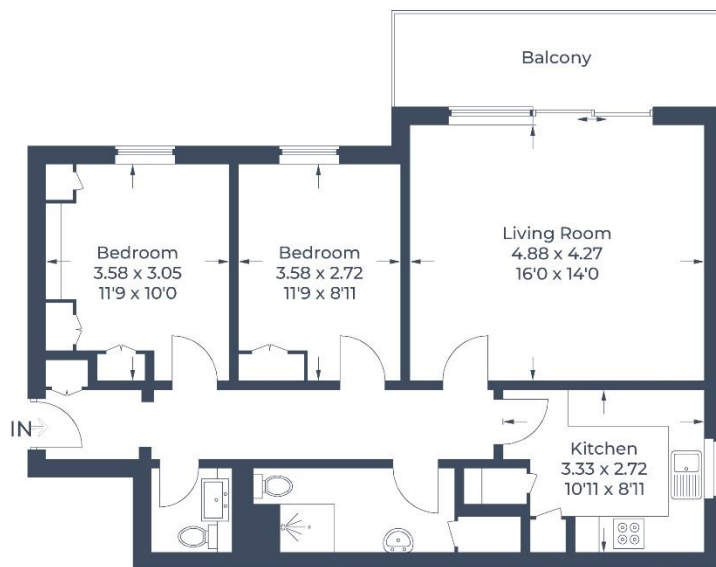


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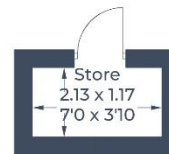




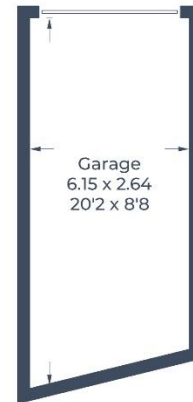
Approximate Gross Internal Area = 71.5 sq m / 769 sq ft  
 Garage = 15.4 sq m / 165 sq ft  
 Store = 2.6 sq m / 28 sq ft  
 Total = 89.5 sq m / 962 sq ft



**First Floor**



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		