

4 Cherwell Close
Croxley Green WD3 3UB
£165,000



Warden assisted and strictly for the over 55 age group. This purpose built leasehold 1 bedroom first floor maisonette is located within walking distance to the local Shops, public library and public transportation. The property has a kitchen, reception, bathroom, bedroom and stair lift to the first floor. Communal gardens and parking. NO UPPER CHAIN!



Entrance via

Double glazed front door, stair lift to first floor.

Hallway leading to:

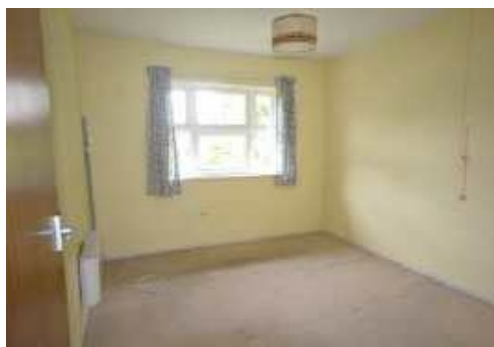
Intercom and loft access and smoke alarm,



Bedroom 11'7 x 9'5 (3.53m x 2.87m)

Double glazed window to rear, electric heater and warden pulley cord.

Bathroom 8'2 x 6'6 (2.49m x 1.98m)



Avocado suite comprising: Bath with side panel and end mounted taps, low level WC with hidden cistern, wash hand basin with pedestal, airing cupboard housing hot water tank, wall heater and double glazed window to front. Warden pulley cord.



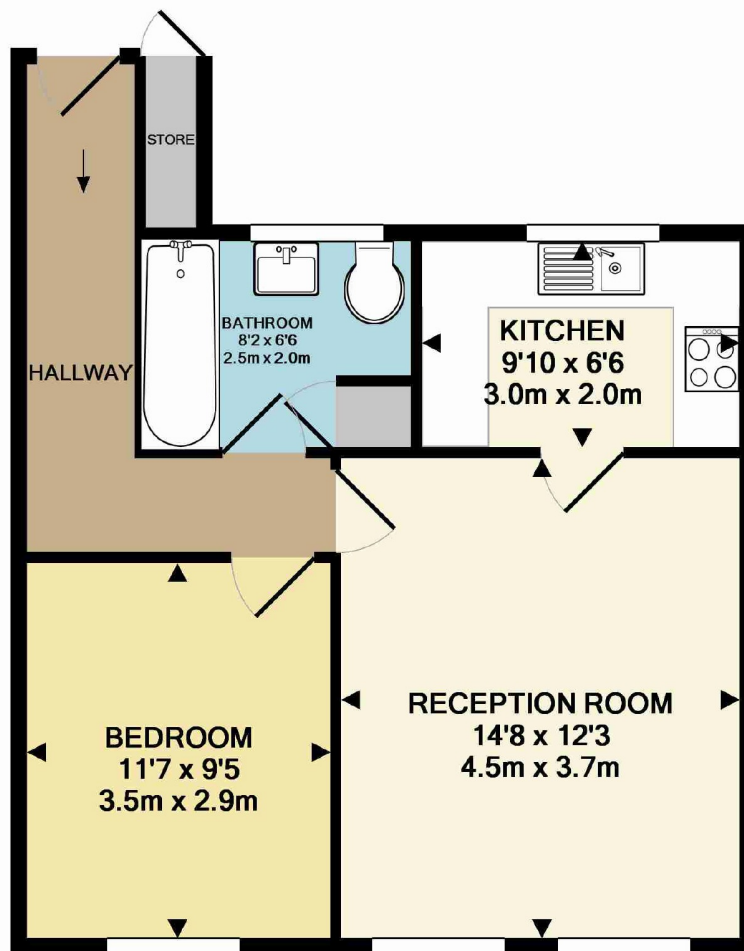
Reception room 14'8 x 12'3 (4.47m x 3.73m)

2 double glazed windows to rear, electric heater, TV point and warden pulley cord.

Kitchen 9'10 x 6'6 (3.00m x 1.98m)

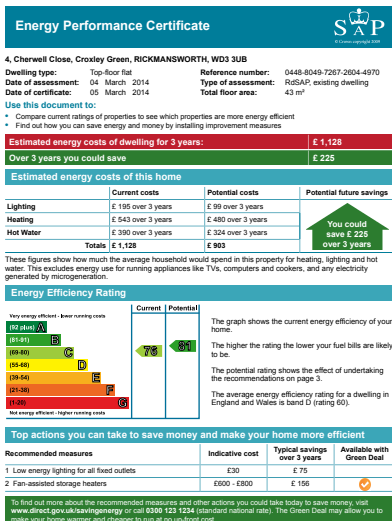
Beige coloured range of wall and base units with stainless steel sink unit, plumbing for washing machine, space for electric oven, double glazed window to front and warden pulley cord.

Communal gardens and parking
Lease 71 years remaining
Service Charge £155.00 pcm
Ground Rent TBC
EPC Rating C



TOTAL APPROX. FLOOR AREA 488 SQ.FT. (45.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Early viewing is advised so as to not be disappointed, to view the property please ring 01923 711651.

Please note the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.