



JOHN ROBERTS & Co
estate agents



13 Castlegate, Chorleywood, WD3 5TQ
Guide Price £500,000



3



3



1



B



13 Castlegate

Chorleywood, WD3 5TQ

- PENTHOUSE APARTEMENT
- VAULTED CEILINGS
- THREE BEDROOMS
- SECURE GATED PARKING FOR 2 CARS
- COMMUNAL GARDENS
- APPROXIMATELY 1,188 SQ FT
- PRIVATE BALCONY
- THREE BATH / SHOWER ROOMS
- TELEPHONE ENTRY SYSTEM
- EPC RATING: B

This superb three bedroom penthouse apartment is beautifully appointed and offers an abundance of accommodation, measuring approximately 1,188 Sq Ft. Situated on the top floor of the development the apartment benefits from secure underground parking for two vehicles, a lift and a telephone entry system.

The impressive 'turret' reception room is filled with an abundance of natural light and boasts wonderful vaulted ceilings. There is access to the south facing balcony from the reception room. The kitchen is well equipped with granite work tops and a plethora of storage cupboards and integrated appliances.

There are three generous size bedrooms, all with fitted wardrobes and benefit from en-suite bath / shower rooms.

Castlegate is an exclusive development of just 16 apartments benefitting from communal gardens to the rear and secure gated underground parking (allocated for two vehicles). There is visitor parking, a cycle store and a bin store.

The apartment is offered to the market with no onward chain.



SITUATION:

This property enjoys access to Chorleywood village centre, with its varied shopping facilities and railway station which provides a Chiltern Line/Met Line service into London. For those who drive, there is superb, easy access to the M25 at junctions 18 (Approximately 100m in distance). Schooling, both state and private, is available within the district and surrounding areas. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park. Equestrian pursuits are also well catered for.

VIEWINGS:

By appointment only please via the Vendors' Agents, John Roberts & Co, 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

Opening times: Monday to Friday 9:00am to 6:00pm Saturday 9:00am to 4:00pm.

TENURE:

Leasehold - The property benefits from a lease of 125 years, commencing 2015. (117 years remaining).

The vendor has advised of the following charges:

Ground Rent: £450PA

Service Charges: £421.86 PCM

COUNCIL:

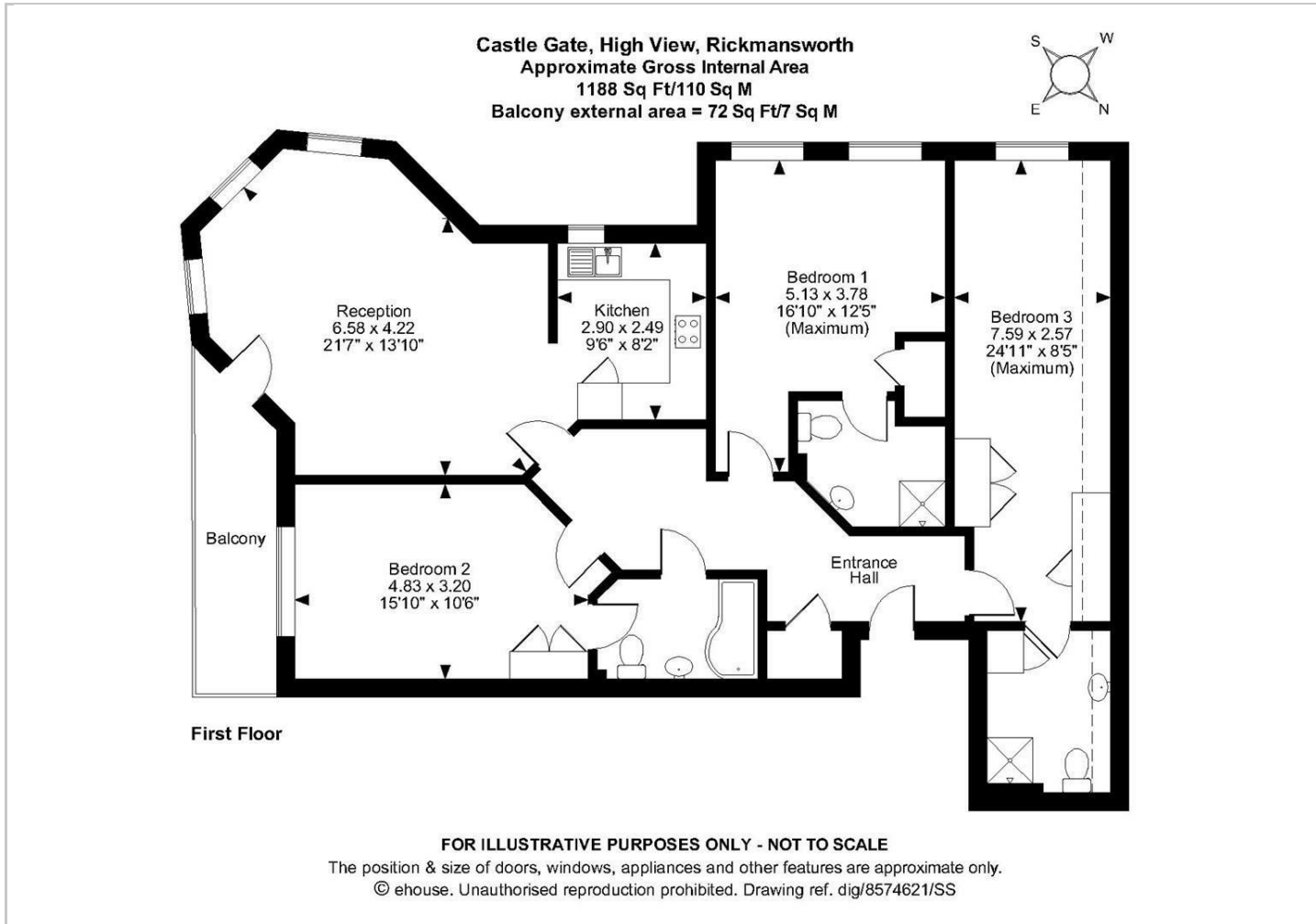
Three Rivers DC - Band F



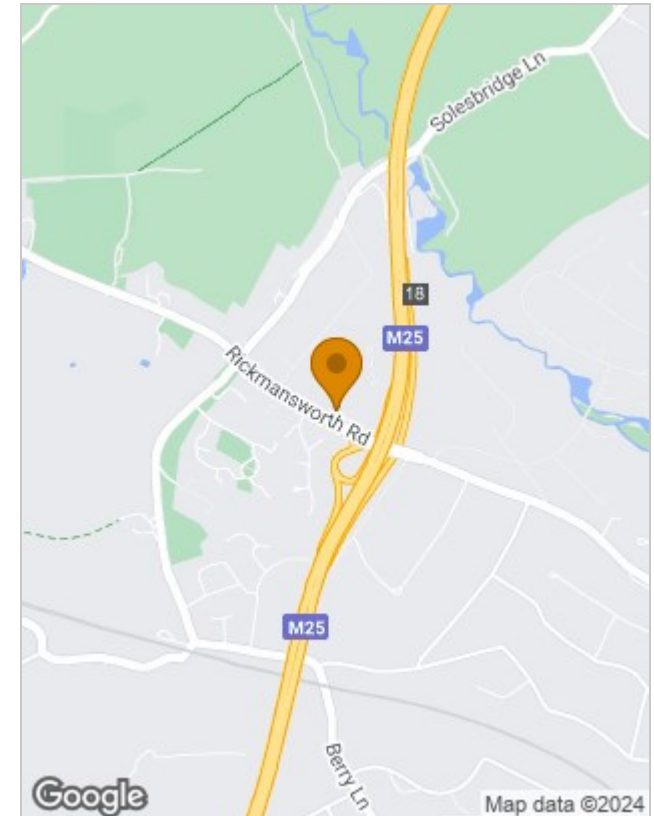




Floor Plans



Location Map



Energy Performance Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 85 | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.