



JOHN ROBERTS & Co
estate agents



3 Allbrook House, Chorleywood, WD3 5LA

Guide Price £395,000



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3 Allbrook House

Chorleywood, WD3 5LA

- SHARE OF FREEHOLD
- SECURE GATED DEVELOPMENT OF JUST FIVE APARTMENTS
- TWO BEDROOMS / TWO BATHROOMS
- EPC RATING: C
- CHORLEYWOOD VILLAGE LOCATION - CLOSE TO SHOPS AND RAILWAY STATION
- WELL EQUIPPED MODERN FITTED KITCHEN
- JULIETTE BALCONY
- NO ONWARD CHAIN

An extremely well presented two-bedroom, two-bathroom first floor apartment, located in a select development of just five properties, in the heart of Chorleywood Village. Situated within a private gated development, the apartment offers spacious accommodation with a modern finish and comes with the added benefit of designated secure parking.



DESCRIPTION:

An extremely well presented two-bedroom, two-bathroom, first floor apartment, located in a select development of just five properties, in the heart of Chorleywood Village. Situated within a private gated development, the apartment offers spacious accommodation with a modern finish and comes with the added benefit of designated secure parking.

The accommodation boasts two double bedrooms with the principal bedroom benefitting from an en-suite shower room. The kitchen is well equipped with integrated appliance to include a four ring gas hob, oven, microwave, fridge freezer, dish washer and washing machine. The open plan living area is spacious with breakfast bar linked to the kitchen and a Juliet balcony with vaulted ceiling and sky light. Externally there is secure gated car parking to the rear, with an allocated parking space for the property. There is no onward chain.

SITUATION:

This property enjoys access to Chorleywood village centre, with its varied shopping facilities and railway station which provides a BR/Met Line service into London. For those who drive, there is access to the M25 at junctions 17 and 18. 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, Regal House, 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.

SHARE OF FREEHOLD

Service Charge: £188 PCM

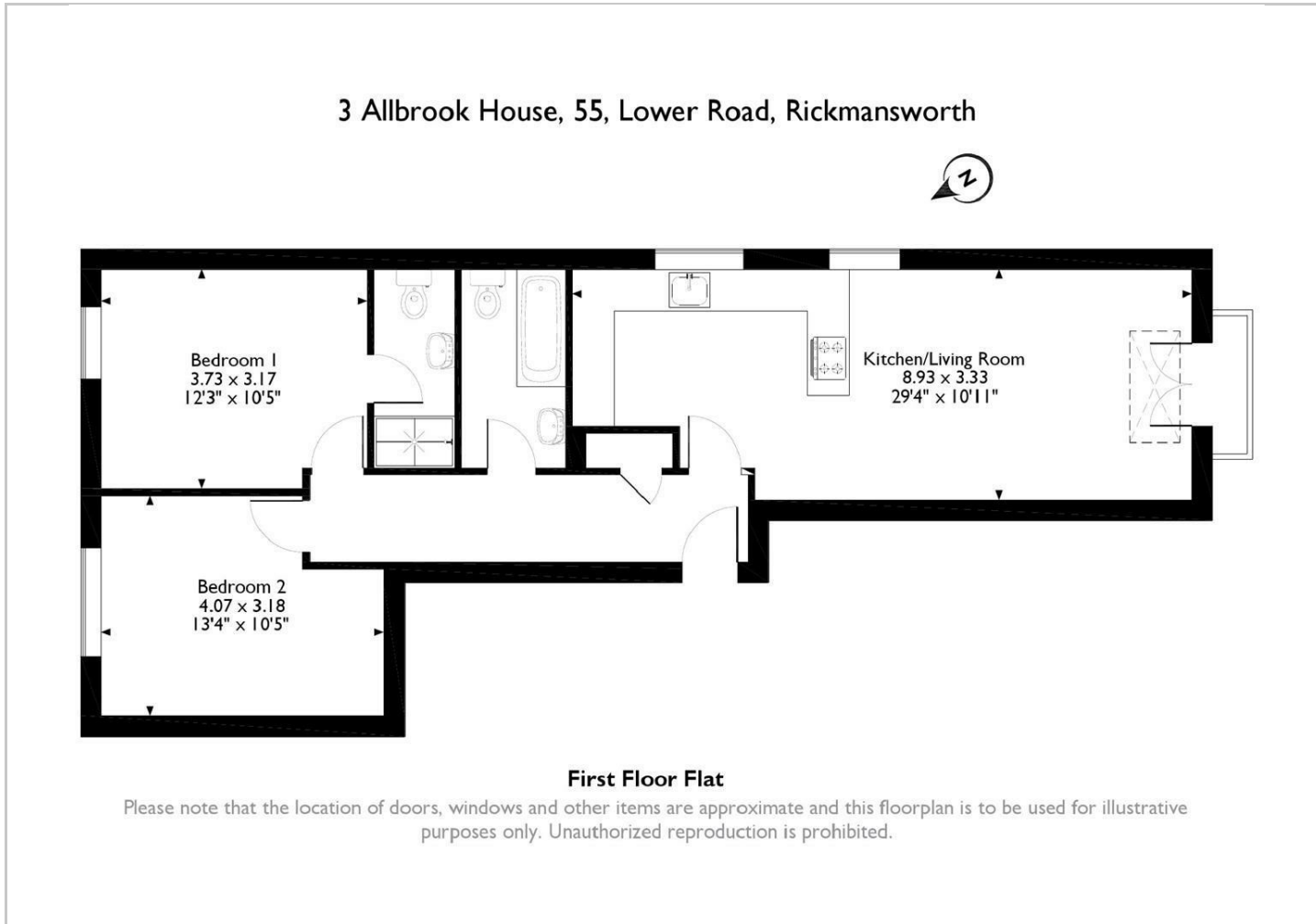






VEHICLE CLEAR

Floor Plans



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.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		