



JOHN ROBERTS & Co
estate agents



11 Castlegate Rickmansworth Road, Chorleywood, WD3 5TQ

Offers In Excess Of £350,000



2



2



1



B



11 Castlegate Rickmansworth Road

Chorleywood, WD3 5TQ

- SERVICE CHARGE & GROUND RENT PAID IN FULL FOR FIRST 12 MONTHS*
- OPEN PLAN LIVING ACCOMODATION
- TWO BATHROOMS
- FIRST FLOOR
- NO ONWARD CHAIN
- TWO BEDROOMS
- SUPERBLY APPOINTED KITCHEN
- COMMUNAL LIFT & GARDENS
- JULIETTE BALCONY
- EPC RATING: B / COUNCIL TAX BAND: E

Situated on the first floor, this spacious and light filled two double bedroom, two bathroom apartment is well presented throughout.

The accommodation briefly comprises; Entrance hall, open plan kitchen/ living room, two bedrooms which benefit from built in cupboards and access to the bathroom and shower room.

There is underground gated parking providing two allocated parking spaces.

Communal gardens are to the rear and guest parking to the front of the development.

There is a lift available from the basement car park to all floors. This development also benefits from a useful communal bike store.



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 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, 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. (116 years remaining).

The vendor has advised of the following charges:

Ground Rent: £350 PA
Service Charges: £275 PCM

*The vendor confirms, following completion, the service charge and ground rent will be paid in full for the first 12 months.

COUNCIL:

Three Rivers DC

NB:

The photographs used were taken prior to the flat being occupied.








CHORLEYWOOD

GOLF CLUB

ESTABLISHED 1892

FIRST TEE


Floor Plans



Castle Gate

Rickmansworth Road
Chorleywood Herts WD3 5TQ

FIRST FLOOR




APARTMENT 11


KITCHEN/DINING/LIVING
6.59m x 4.11m 21'6" x 13'5"

BEDROOM 1
4.60m_{max} x 3.71m_{max}
15'1" _{max} x 12'2" _{max}

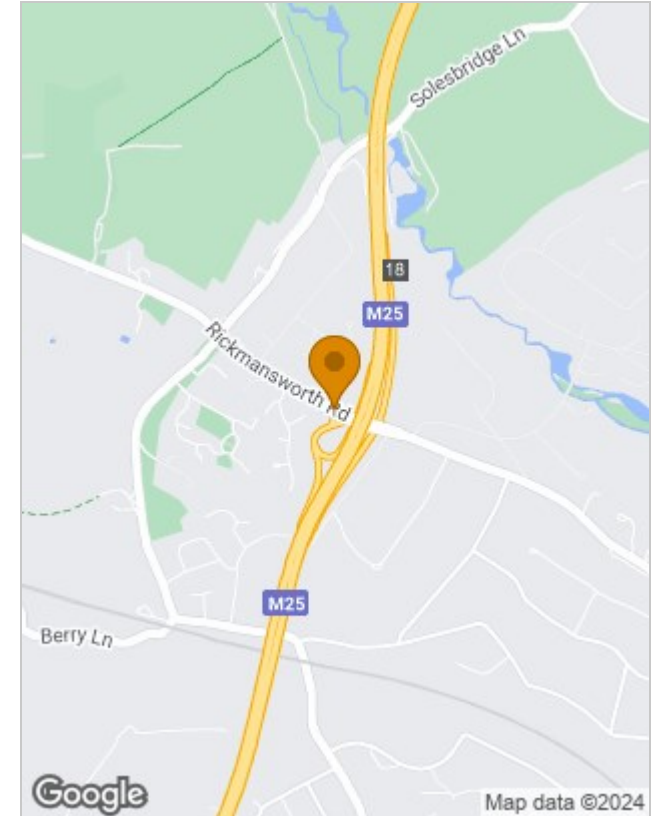
BEDROOM 2
4.22m_{max} x 2.92m_{max}
13'8" _{max} x 9'6" _{max}




www.castlegate-chorleywood.co.uk



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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.