



JOHN ROBERTS & Co  
estate agents



8 Sheraton House, Lower Road, Chorleywood, WD3 5LH

Guide Price £277,000



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E



# 8 Sheraton House, Lower Road

Chorleywood, WD3 5LH

- CHORLEYWOOD VILLAGE CENTRE
- ONE RECEPTION ROOM
- KITCHEN
- EPC RATING: E
- NO ONWARD CHAIN
- ONE BEDROOM
- BATHROOM
- ALLOCATED PARKING
- 159 YEAR LEASE

This superb one bedroom flat is conveniently located in the centre of Chorleywood Village with the benefit of allocated parking and a long lease of 159 years.

The property is 'bright and airy' and is accessed via a lift and staircase. There is a good size reception room, a separate kitchen with ample work top and storage space, a double bedroom and a well equipped bathroom.

The property is marketed for sale with the benefit of 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 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 - 159 years remaining.  
Service Charge - Approx £168 PCM

## COUNCIL:

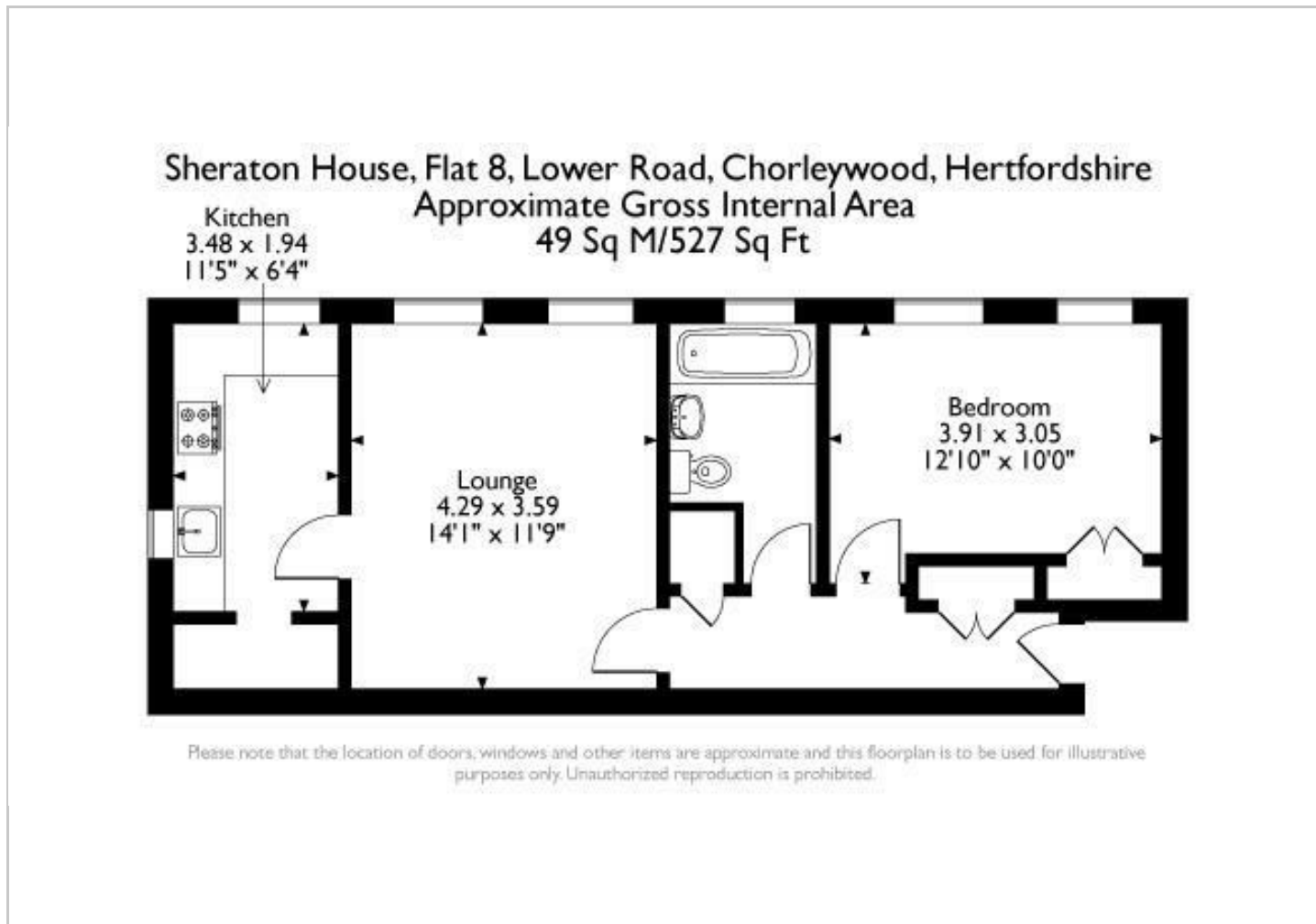
Three Rivers DC







## 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.

47B Lower Road, Chorleywood, Hertfordshire, WD3 5LQ  
 Tel: 01923 285 123 Email: james.newman@johnroberts.co.uk <https://www.johnroberts.co.uk>

## Location Map



## Energy Performance Graph

