



JOHN ROBERTS & Co
estate agents



5 Charlewoode House, Chorleywood, WD3 5LN

Guide Price £350,000



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5 Charlewoode House

Chorleywood, WD3 5LN

- HIGH SPECIFICATION APARTMENT
- ALLOCATED PARKING SPACE
- ONE BEDROOM
- BATHROOM
- EPC RATING: B
- CLOSE PROXIMITY TO CHORLEYWOOD STATION
- COMMUNAL GARDENS
- OPEN PLAN SITTING ROOM / DINING AREA
- NO ONWARD CHAIN

This one bedroom, top floor apartment is spacious and is cleverly designed to provide excellent living accommodation for a professional couple or single occupant. Charlewoode House is a luxurious development, just a stone's throw from Chorleywood Village, shops and Railway Station. The apartment is one of five and benefits from allocated parking and communal gardens.



SITUATION:

Chorleywood has long been a highly favoured destination for an excellent quality of life. The village plays host to a selection of independent retailers, each with their own unique selection of products and services, including delicatessens, coffee shops, restaurants, gift shops and boutiques.

The 180 acre Chorleywood Common is within walking distance, which offers a 9 hole golf course, a well established cricket club and equestrian pursuits. Country walks along the Chess Valley are easily accessible.

TENURE:

Leasehold - Term: 125 Years from 2018
 Service Charge: £155 PCM
 Ground Rent: £300 PA

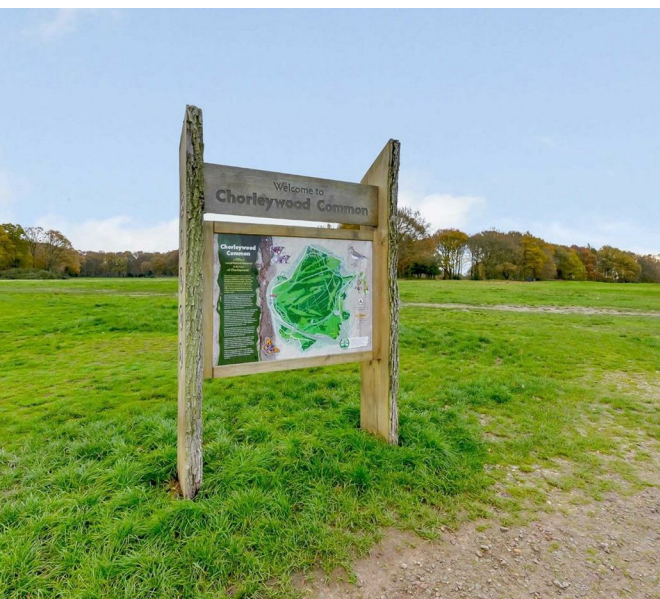
VIEWINGS:

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.

COUNCIL:

Three Rivers DC



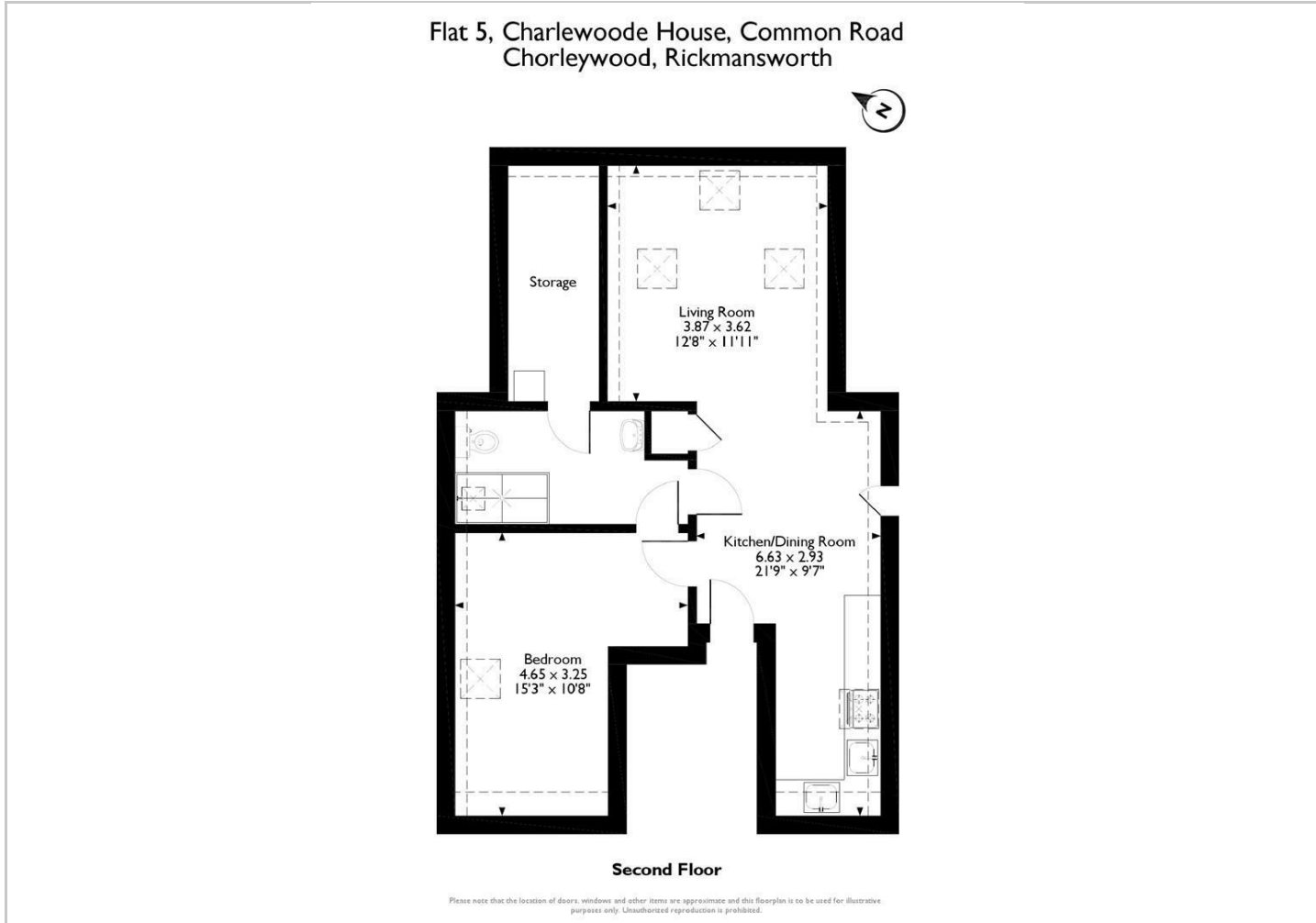


BEULAH PLACE

**Charlewoode House
& The Coach House**



Floor Plans



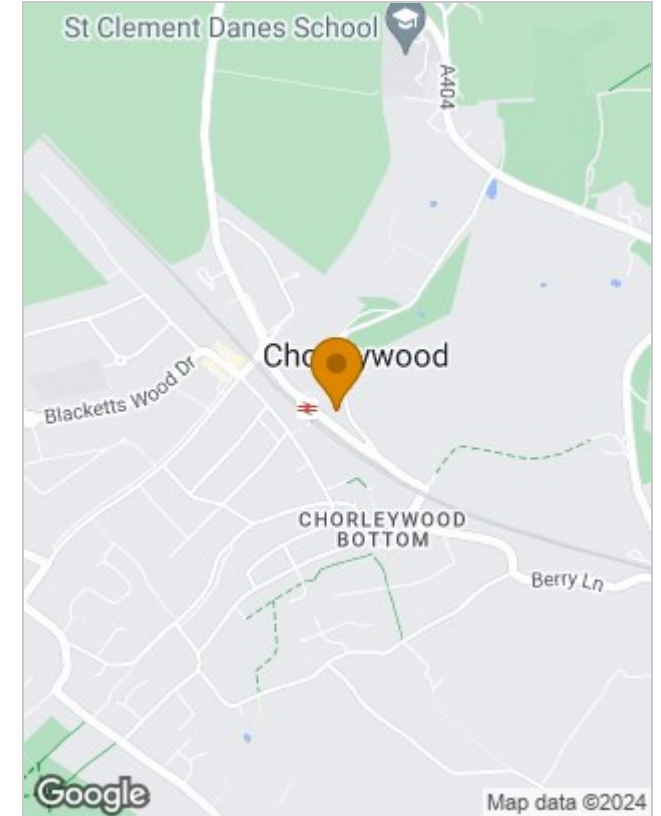
Viewings

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