



JOHN ROBERTS & Co
estate agents



23 Turneys Orchard, Chorleywood, WD3 5SA

Guide Price £325,000



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23 Turneys Orchard

Chorleywood, WD3 5SA

- GROUND FLOOR RETIREMENT PROPERTY
- TWO BEDROOMS, SHOWER ROOM & FITTED KITCHEN
- SITTING/DINING ROOM WITH DIRECT ACCESS TO PRETTY PATIO
- ADJACENT TO COMMUNAL GARDENS
- GARAGE AND PARKING
- 24 HOUR EMERGENCY CALL SERVICE
- ON SITE MANAGER & TELEPHONE ENTRY SYSTEM
- CLOSE TO VILLAGE & STATION
- NO ONWARD CHAIN
- EPC RATING: D

A charming ground floor retirement apartment (for the over 55's) set in a secluded corner in this much sought after development, within easy reach of the village centre, Met/Chiltern Line station and local amenities.

The property has electric heating and leaded double-glazed windows to the front. There are two interconnecting bedrooms, one with a washbasin and dressing area with mirrored wardrobe doors.

The fitted kitchen overlooks the delightful gardens and has with a range of cream wall and base units, built-in Neff oven, Bosch slimline dishwasher, and space for a fridge freezer and washing machine.

The sitting/dining room has a feature fireplace, built-in storage cupboards and shelving with lighting, and direct access to the pretty patio with small storage shed, and beautifully maintained, mature communal gardens.

The shower room has shower with built-in seat, heated towel rail, obscured glazed window and an airing cupboard housing the hot water tank.

Communal entrance to front door. Private entrance hall with storage cupboards.

Single private garage with additional parking space in front, and outdoor bin storage cupboard.

On-site Estate Manager, 24 hour emergency call service, and a communal conservatory is a lovely space for residents to socialise.



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.

COUNCIL TAX

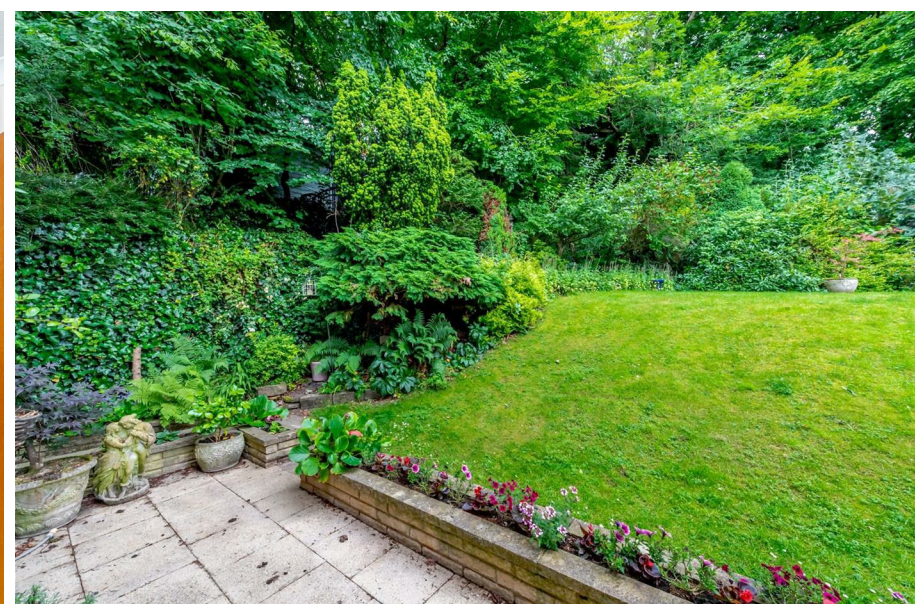
Three Rivers District Council - Band E: £2697.16

TENURE

Leasehold - 125 years from 31/3/1987. (88 years remaining).

Service Charge - Approx £240 PCM

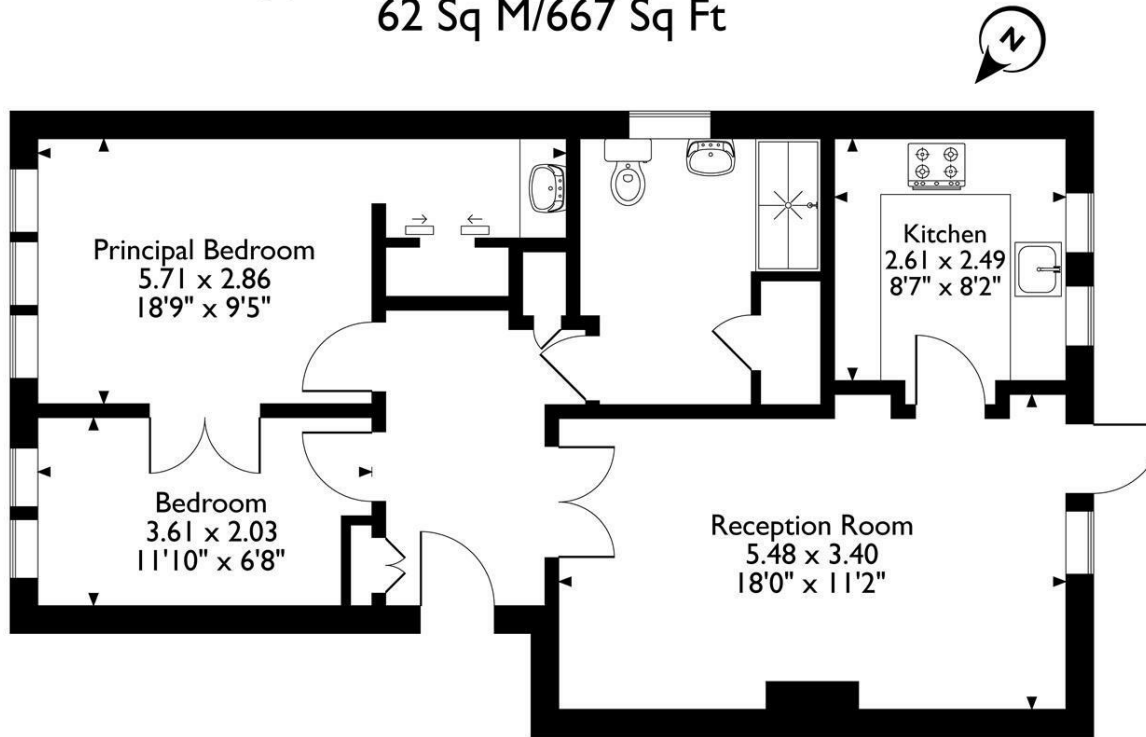






Floor Plans

23 Turneys Orchard, Chorleywood, Hertfordshire,
Approximate Gross Internal Area
62 Sq M/667 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

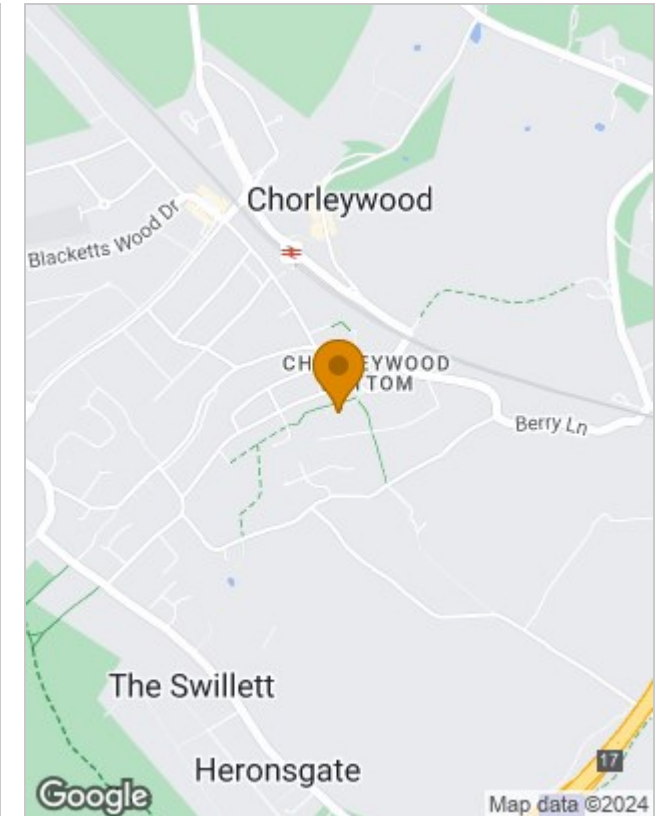
Viewings

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

