



31 Ryman Court, Chorleywood, WD3 5HN

Guide Price £355,000









# 31 Ryman Court

Chorleywood, WD3 5HN

- GROUND FLOOR APARTMENT
- RECEPTION ROOM
- BATHROOM
- COMMUNAL GARDENS
- NO ONWARD CHAIN
- THREE BEDROOMS
- KITCHEN
- OFF-STREET PARKING
- CLOSE PROXIMITY TO CHORLEYWOOD VILLAGE
- EPC RATING: D

**\*\* UNEXPECTEDLY BACK ON THE MARKET\*\***

This spacious ground floor, three bedroom apartment is beautifully appointed and boasts communal gardens with off-street residents parking.

The apartment briefly comprises; Sitting Room / Dining Room, Three Bedrooms, Family Bathroom and Kitchen.

The property is conveniently situated for Chorleywood Village Shops, Metropolitan / Chiltern Line Station and local primary / secondary schools.



## 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:

Three Rivers District Council -Tax Band B: £1716.38

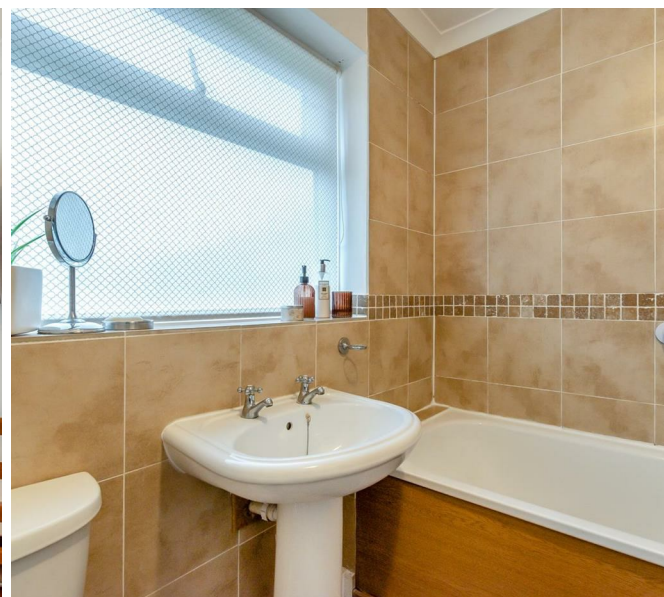
## TENURE:

Leasehold.

The vendor informs us that there are 87 years remaining on the lease and the following charges apply:  
Service Charge: Approx £75 PCM





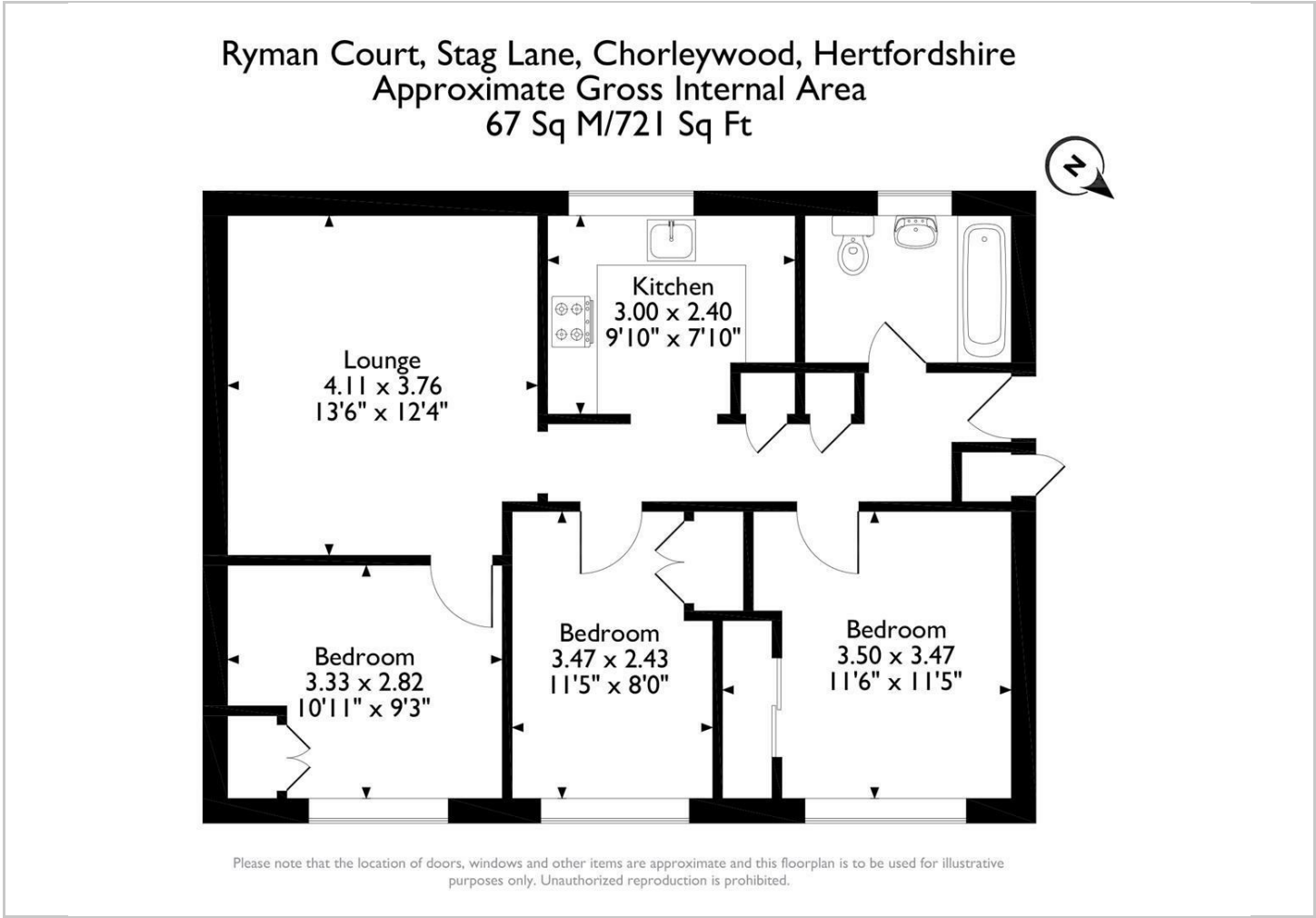








Floor Plans

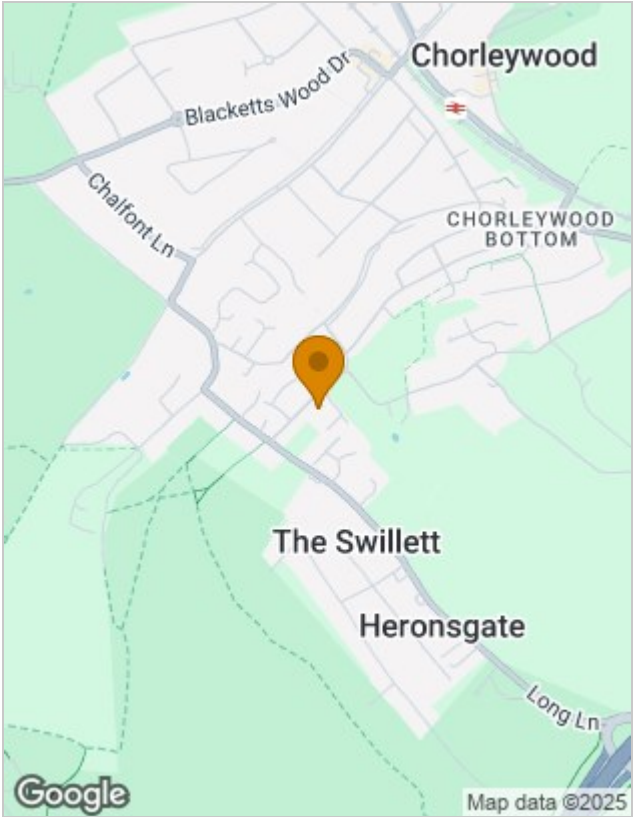


Viewings

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.

Location Map



Energy Performance Graph

