



JOHN ROBERTS & Co
estate agents



2 Tolvir House Lower Road, Chorleywood, WD3 5LQ

Guide Price £239,950





2 Tolvir House Lower Road

Chorleywood, WD3 5LQ

- VILLAGE CENTRE LOCATION
- ALLOCATED PARKING BEHIND ELECTRIC GATES
- KITCHEN
- SHOWER ROOM
- NO ONWARD CHAIN
- PRIVATE BALCONY
- ONE BEDROOM
- SITTING ROOM
- BEAUTIFULLY PRESENTED
- EPC RATING: C

This well presented one bedroom flat is superbly positioned in the heart of Chorleywood Village, just a short walk to Chorleywood Railway Station. The flat is situated on the first floor with the benefit of a lift and a telephone entry system. There is a private balcony and allocated parking, which is situated behind secure electric gates.

The flat briefly comprises; sitting room with French doors to the balcony, a bedroom and well appointed shower room. The kitchen is fully equipped and is open plan in conjunction with the sitting room and dining area.

The flat is located at the rear of the development and does not over look Lower Road. There is 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.

TENURE:

Leasehold: 106 years remaining
Ground Rent: £250 PA
Service Charge: £123.60 PCM (Approx)
Should you proceed to purchase, above must be verified by your solicitor.

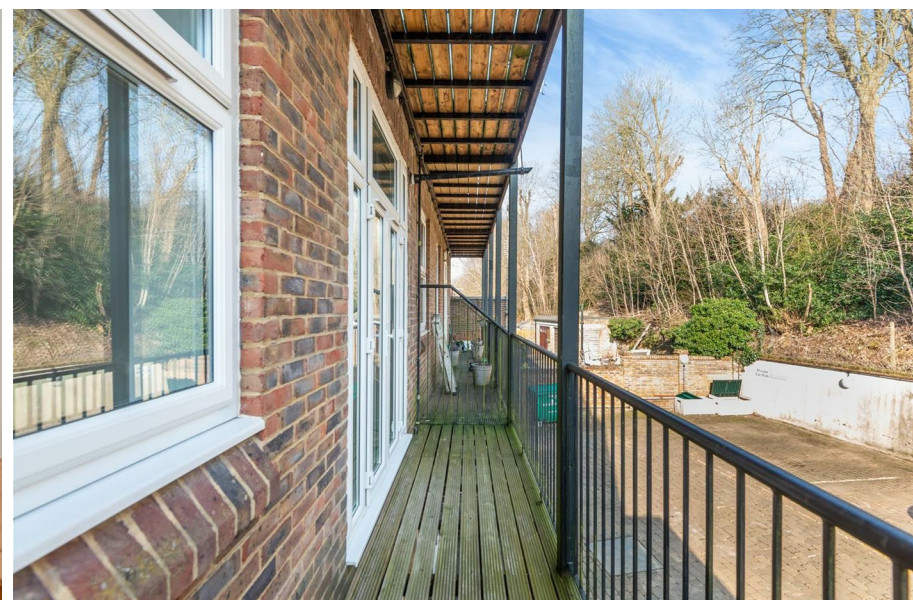
VIEWINGS:

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

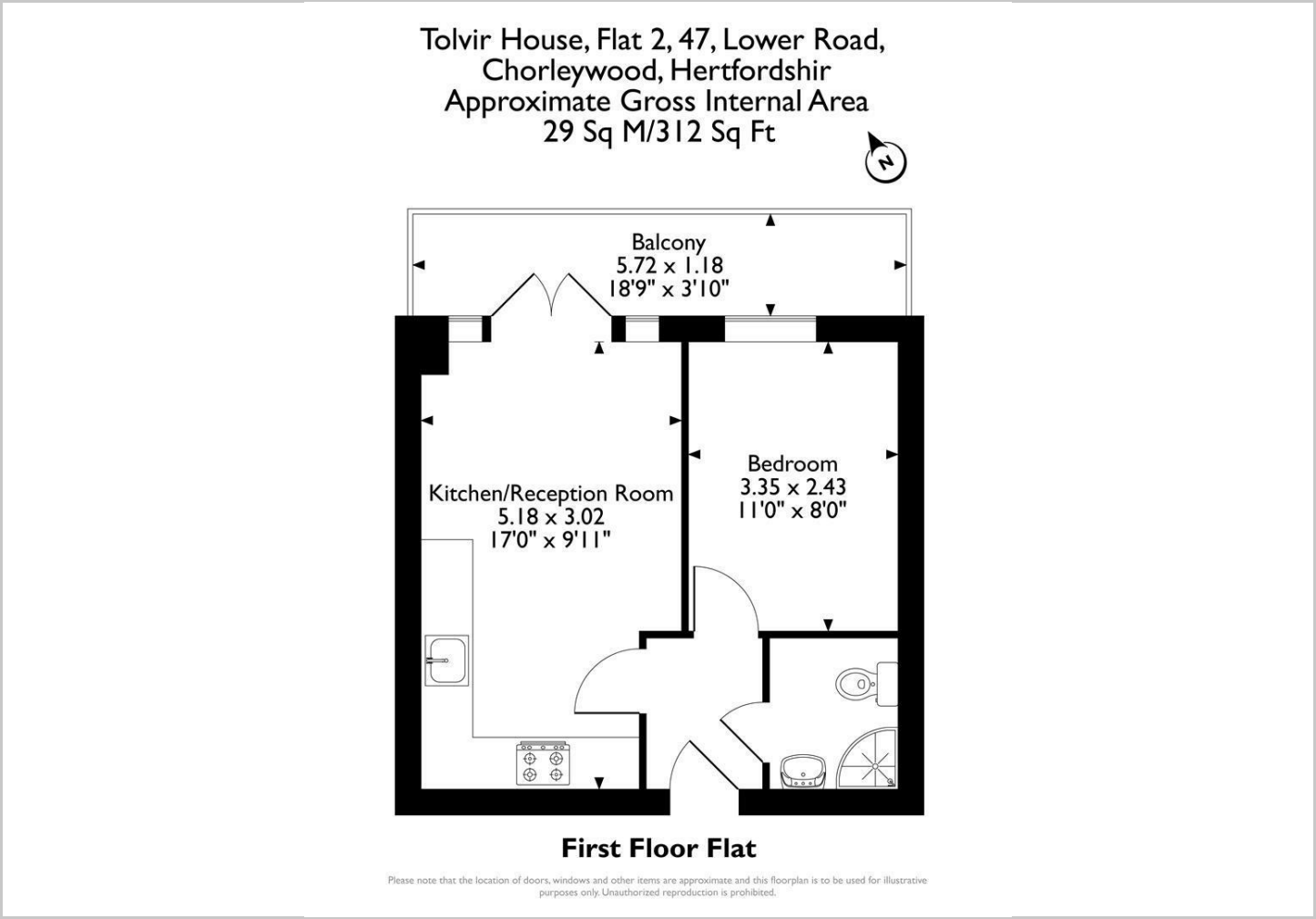






TURNING SPACE
ONLY
NO PARKING

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
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Location Map



Energy Performance Graph

