



JOHN ROBERTS & Co  
estate agents



10 Castlegate, Chorleywood, WD3 5TQ  
Guide Price £249,950



1



1



1



B







# 10 Castlegate

Chorleywood, WD3 5TQ

- BEAUTIFULLY PRESENTED APARTEMENT
- ONE RECEPTION ROOM
- BATHROOM
- COMMUNAL GARDENS
- ONE BEDROOM
- WELL EQUIPPED KITCHEN
- UNDERGROUND PARKING
- EPC RATING: B

A beautifully presented one bedroom apartment with the benefit of communal gardens and secure underground parking. The property boasts one bedroom, one reception room, a well equipped kitchen and bathroom.



#### 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 - The property benefits from a lease of 125 years, commencing 2015. (116 years remaining).

The vendor has advised of the following charges:

Ground Rent: £300 PA  
Service Charges: £296.38 PCM

#### 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





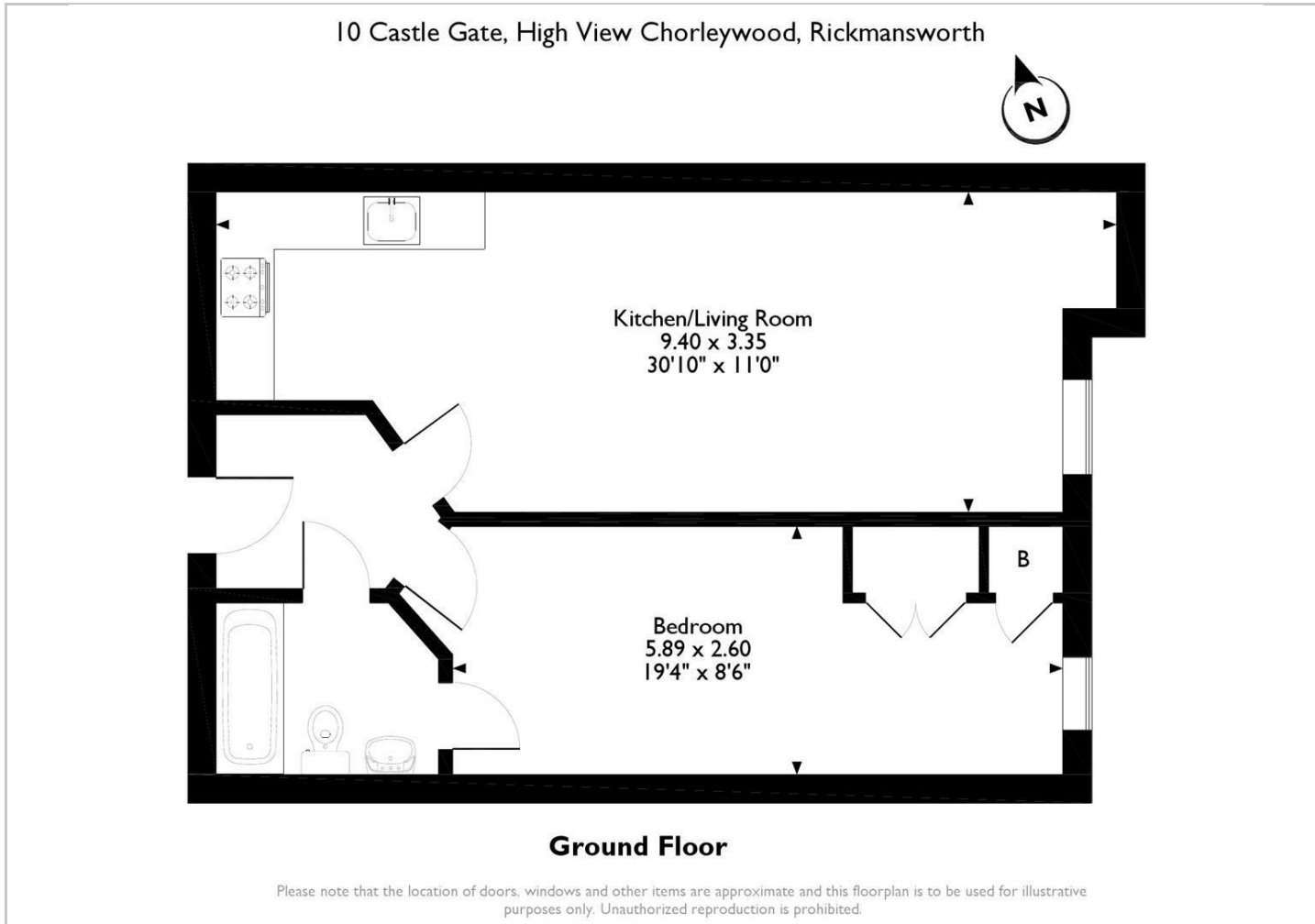








## Floor Plans



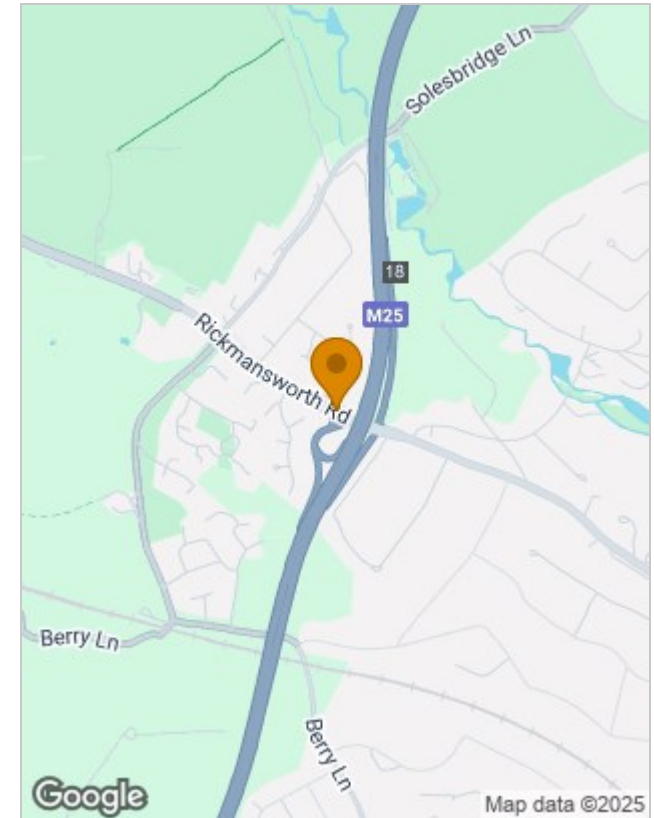
## Viewings

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	