

Sandy Lodge Way

Northwood, HA6 2AW



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

Incorporating LANGLEYS

Sandy Lodge Way

Northwood, HA6 2AW

£420,000

- Ground floor apartment
 - Lounge/dining room
 - Modern fitted kitchen
- Two double bedrooms
 - Bathroom
 - Garage in block
 - Communal Gardens
- Gas Fired Central Heating
 - Double glazing
 - No Upper Chain





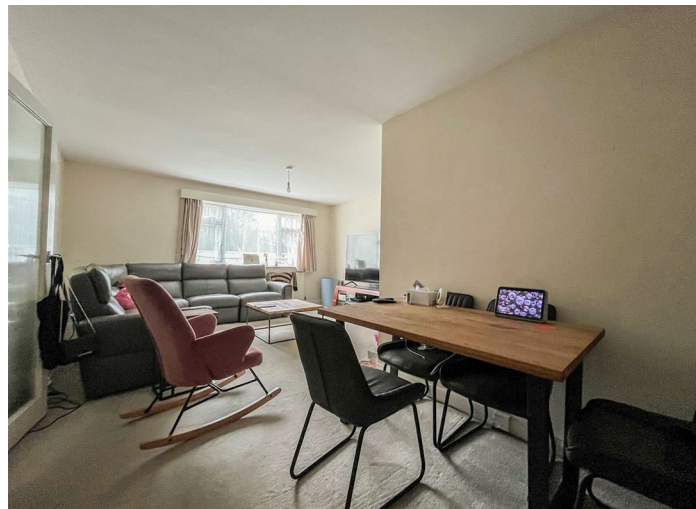
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JW & CO are delighted to offer this SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT Ideally situated for easy access into Northwood High Street and its wealth of amenities. Further benefits include off street parking, a garage in a separate block, a 20'10 lounge/dining room and modern fitted kitchen and bathroom.

Northwood provides a range of shopping facilities, a Waitrose supermarket, restaurants and the Metropolitan Line Station providing access to Baker Street and the city beyond. The area has a range of both private and state schools. Places of worship and recreational facilities are also well catered for in the surrounding area and major motorway links to M25 and M1 are nearby

Tenure- Leasehold 999 Years from 17th October 1967
Approx. £500 a quarter which includes service charge, ground rent and buildings insurance.

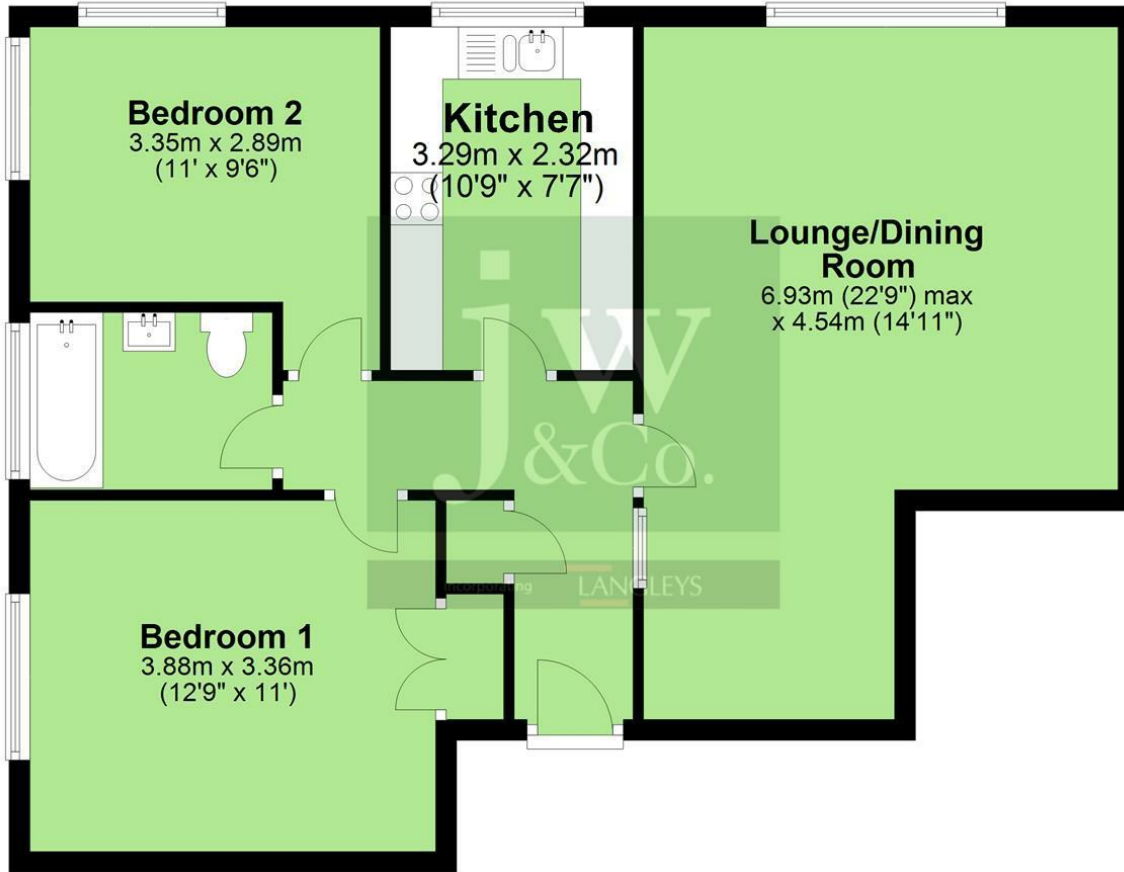


Ground Floor

Approx. 69.7 sq. metres (750.2 sq. feet)



JW&Co Bushey Village
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Lounger/dining room
21'9" x 14'11" (6.63m x 4.55m)

Kitchen
10'9" x 7'7" (3.28m x 2.31m)

Bedroom One
12'9" x 11' (3.89m x 3.35m)

Bedroom Two
11' x 9'6" (3.35m x 2.90m)

Total area: approx. 69.7 sq. metres (750.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.