



St Christopher's Court Lower Road,
Chorleywood, Rickmansworth, WD3 5JZ

Offers in excess of £300,000 Leasehold



The property

Nestled in sought-after Chorleywood, this well-presented one-bedroom apartment is an ideal home.

Featuring a welcoming hallway, leading to a bright and airy lounge with ample space for dining. The modern, spacious kitchen offers pleasant views over the rear of the development.

The principal bedroom is incredibly spacious, easily accommodating a king-sized bed, and includes a lovely naturally lit seating nook by the window. The bathroom is a good size with a large mirror with a convenient shelf underneath, for everyday use.

Further benefits include an allocated garage to the rear of the development.

A viewing is recommended to appreciate the quality and feel of this superb home.



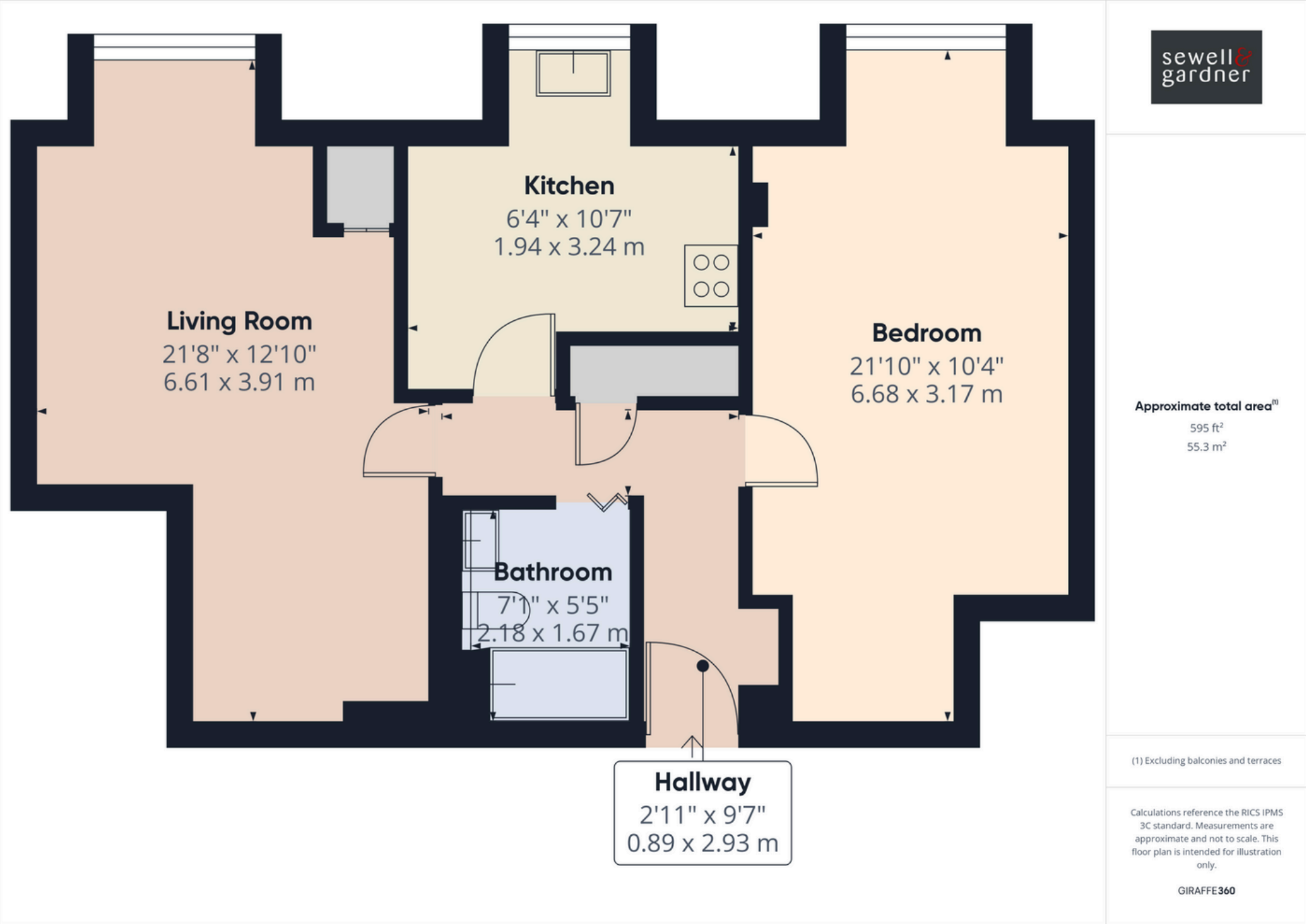


Key Features

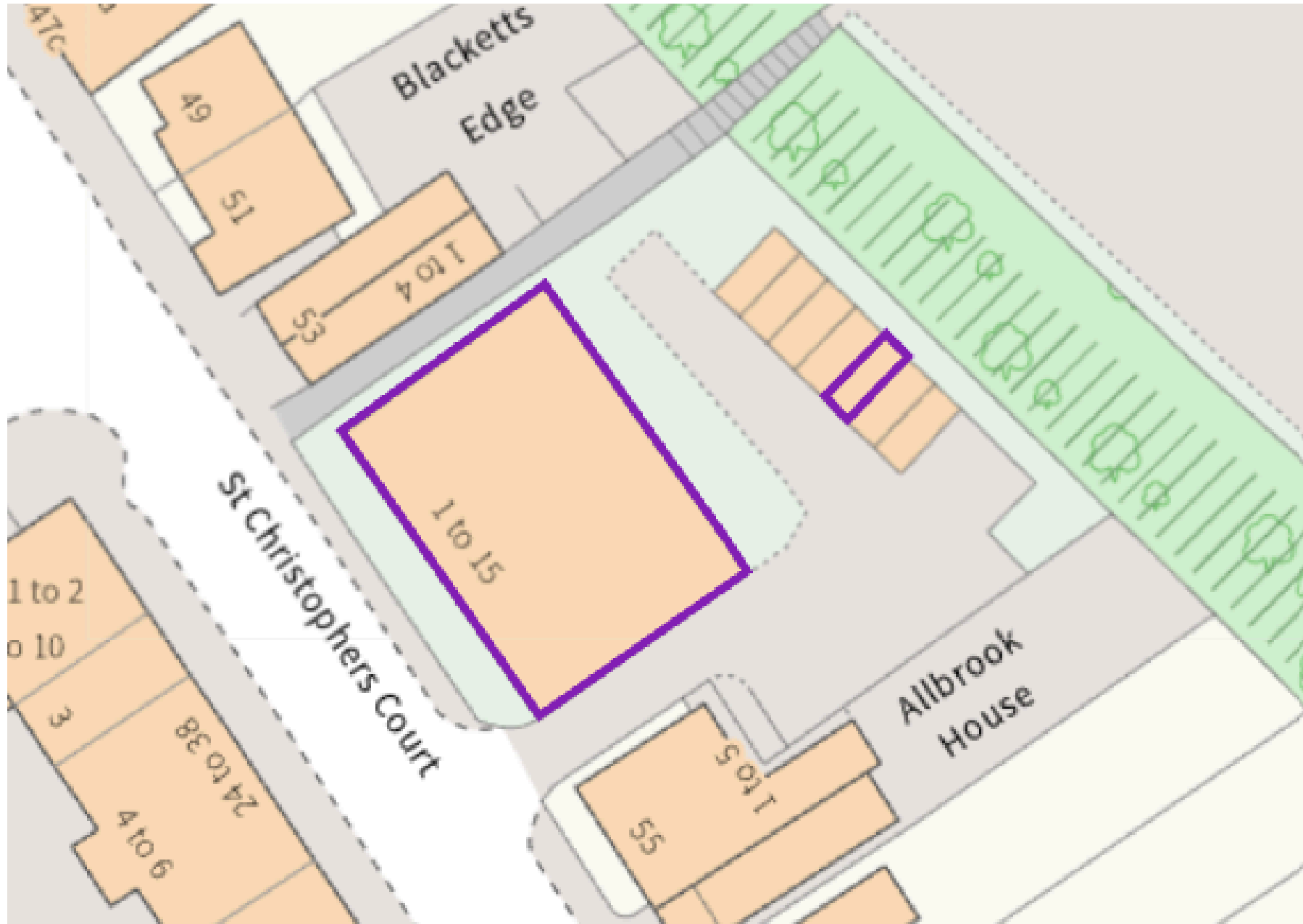
- One bedroom
- Top floor apartment
- Well-presented throughout
- Separate kitchen
- Lift access
- Allocated garage
- Great local amenities on your doorstep
- High street location
- Long Lease to 2202



Floorplan



Boundary



Area Information

Named one of the happiest places to live, Chorleywood has many beautiful aspects, including rolling landscapes, thriving local businesses and much sought-after schooling. One of the main features within the village is Chorleywood Common, 200 acres of woodland and open countryside, home to a vast array of wildlife and a great spot for bike rides, dog walks and sporting events. At the heart of the village you will find a high street filled with a range of local businesses, from coffee shops like Roots, to the popular home store Lords. There are also a number of local pubs such as The Gate, The Rose and Crown and the Black Horse, offering locally sourced produce and a family friendly environment throughout the week. Chorleywood station provides a frequent metropolitan line and Chiltern turbo services to central London, in as little as 30 minutes. This key link into central London enables commuters as well as day trippers to venture into the capital. The M25 motorway is only a 5 minute drive from the village and will take you to Heathrow airport in as little as 20 minutes. The village also benefits from outstanding primary schools including Chorleywood Primary and Christ Church C of E. One of the top public secondary schools in the area, St Clement Danes is also located in the village. The mixed academy school provides its pupils with top of the range facilities in sports, science and performance arts along with many others.

- 0.1 miles to Chorleywood Station
- 0 miles to Chorleywood High Street
- Nearest Motorway: 1.7 miles to M25

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 595 sq ft

Tenure: Leasehold (177 years remaining)

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial and Meridian Mortgages and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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