



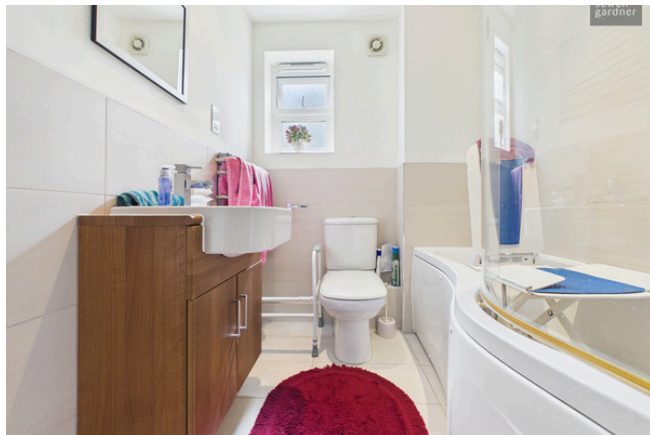
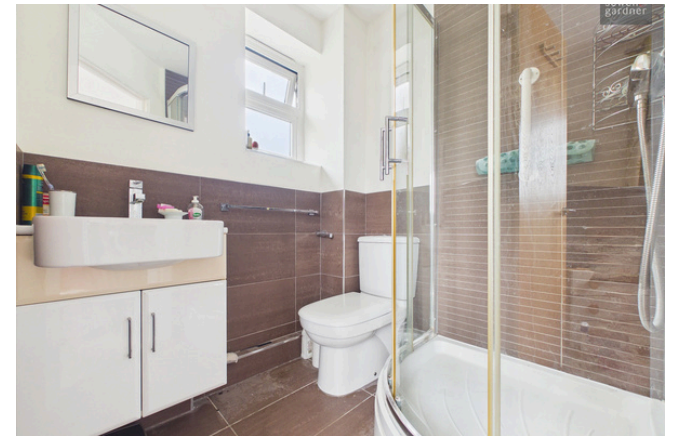
Southam Mews, Croxley Green, Watford, WD3 3FG

Guide price £375,000
Share of Freehold



The property

An exceptional opportunity to acquire a well appointed, first floor, two bedroom apartment within a sought after gated development, offering a share of the freehold and allocated parking. This property is ideally situated within walking distance of the Metropolitan Line Station, perfect for commuters. The apartment features an inviting open plan living space, seamlessly integrating the kitchen and reception area. Both bedrooms are well-proportioned, with the main bedroom benefiting from an ensuite bathroom. A further contemporary bathroom serves the second bedroom and guests. Enjoy private outdoor space on your own balcony, providing a pleasant area for relaxation.

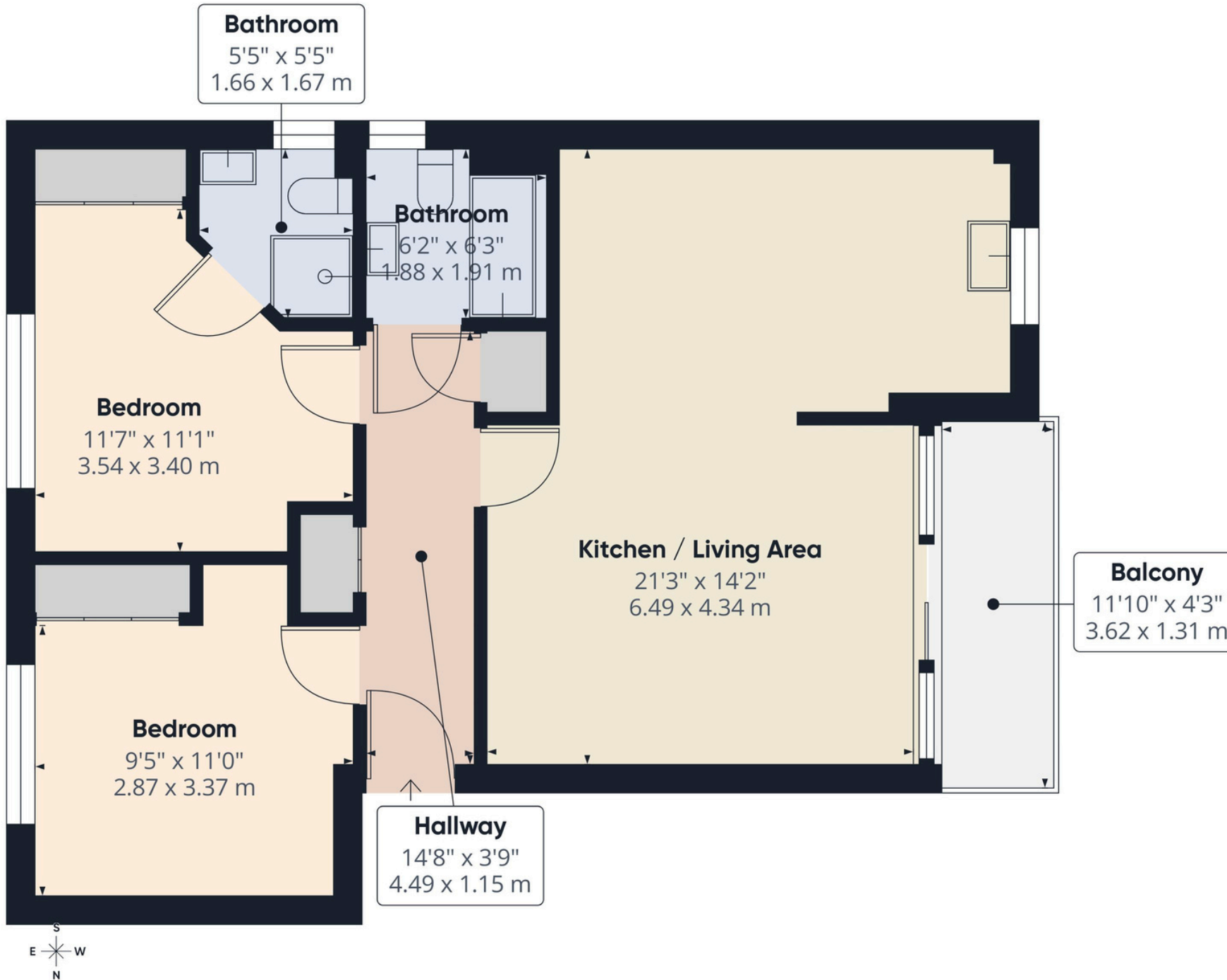


Key Features

- First floor apartment
- Two well-appointed bedrooms
- Private gated development
- Walking distance to Croxley station
- Allocated car parking
- Close to excellent local schooling
- Secure residents' cycle storage
- Share of freehold
- Private balcony



Floorplan



Approximate total area⁽¹⁾

682 ft²

63.2 m²

Balconies and terraces

51 ft²

4.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Boundary



Croxley Station



Southam Mews



Area Information

Croxley Green is a picturesque village located between Watford and Rickmansworth. The village has a variety of local shops and Croxley station is on the Metropolitan Line which provides a direct link to London in just 45 minutes, so it is ideal for those commuters who want to be close enough to London yet live in a small, friendly community.

The Green is a large green space on which many of the village's events take place throughout the year: classic car shows, Croxfest and the very popular Revels Fair that has been a tradition in the village since 1952, a family day out with arts and crafts, dance exhibitions and a whole host of games. The Green also hosts two of seven pubs in Croxley, The Coach and Horses and The Artichoke, both offering great food and live music events throughout the year.

There are a number of outstanding primary schools around the village, making it a hugely desirable location for families. Little Green and Harvey Road are two of the most popular with many of the pupils going on to Rickmansworth School Academy and the newly built Croxley Danes School for secondary education.

- 0.1 miles to Croxley Station
- 1.4 miles to Rickmansworth
- Nearest Motorway: 2.9 miles to M25

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 682 sq ft

Tenure: Share of Freehold (106 years remaining)

Service charge: £1,620 per annum



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 £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial 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.

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