



St Christopher's Court, Chorleywood, WD3 5JZ

Guide Price £325,000 Leasehold



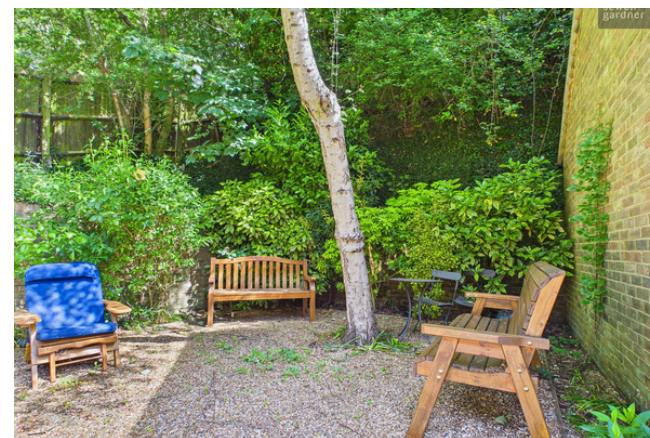
The property

The apartment features a well-proportioned, dual-aspect reception room, providing a versatile space for both living and dining areas. Thoughtfully designed for comfort throughout the year, the room also benefits from a remote-controlled ceiling fan, helping to circulate air and maintain a pleasant environment during warmer months.

Finished to an above-standard specification, the apartment further benefits from column radiators throughout and recently fitted double glazed windows, enhancing both style and energy efficiency. Two bright and comfortable double bedrooms enjoy a quiet rear aspect, while the sleek, contemporary bathroom offers ample storage, a large walk-in shower with glass screen, sealed natural solid limestone tiles, and Karndean flooring.

The well-appointed kitchen has been carefully designed with both practicality and quality in mind, featuring a superior Okite slimline solid quartz work surface, ceramic 1.5 bowl sink, brushed satin Franke instant boiling water tap, and water softener. Integrated appliances include a built-in Neff electric oven with a space-saving slide-away door and a new Baumatic built-in microwave above, while a large larder cupboard provides excellent additional storage. A separate laundry cupboard in the hallway houses a washing machine/dryer alongside further storage space, ensuring a practical and well-organised layout throughout.

Unique to this offering is a single garage, providing secure parking or additional storage, a significant advantage for a central location. Residents also benefit from a communal patio area, offering a pleasant outdoor space to enjoy. With 628 sq ft of thoughtfully designed accommodation, this residence provides a comfortable and convenient lifestyle, further enhanced by lift access directly to your floor. Situated directly on the Chorleywood High Street, it boasts exceptional access to local amenities, including shops, eateries, and transport links, making it ideal for those seeking a connected and easily managed home.



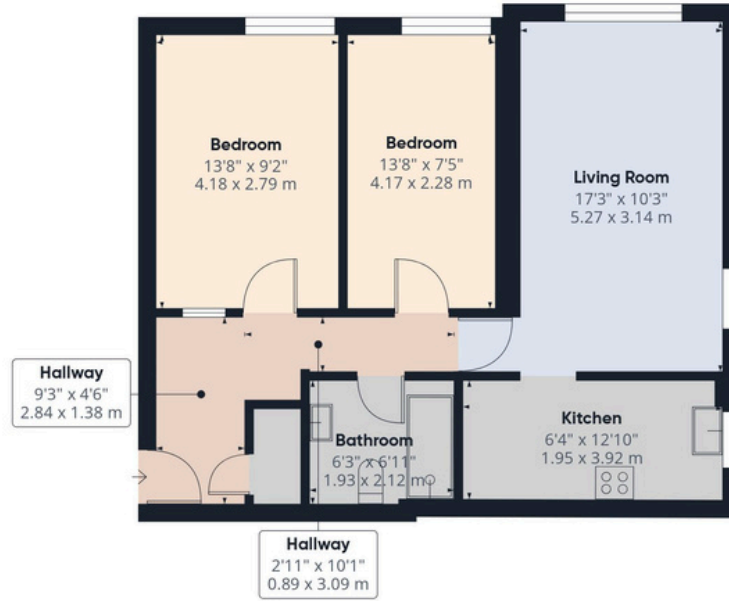


Key Features

- Two double bedroom first floor apartment
- NO UPPER CHAIN
- Lift access
- High Street location
- Single garage
- Communal patio area
- Fully-fitted bathroom
- Large walk-in shower
- Instant boiling water tap
- Dual aspect reception



Floorplan



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

758 ft²

70.5 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



Chorleywood High Street

St Christophers Court

Chorleywood Met. Line Station

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: 628 sq ft
- Leasehold: 87 years remaining on the lease
- Annual service charge: £1,980
- Annual ground rent: £250

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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