



Connells

Charlewoode House Beulah Place
Chorleywood Rickmansworth



Property Description

Connells are delighted to bring this well-presented second floor apartment to the market that is situated within a private development in the heart of Chorleywood. The property briefly comprises of a spacious reception/dining room, a modern integrated fitted kitchen, one double bedroom with a modern Jack & Jill shower room. Bright and airy throughout, benefits include NHBC warranty remaining (approx. 3 years), a separate utility/ storage area, a long lease remaining, allocated parking and additional visitor bays as well as access to the well-maintained communal garden.

Ideal for first time buyers or investors, the property is within easy reach of several transport links including Metropolitan and Main lines at Chorleywood Station offering frequent service into London and beyond as well as the M25 is easily accessible via Junctions 17 and 18.

Chorleywood Village's facilities include a wide choice of boutique shops, coffee houses and restaurants, golf courses, cricket, football clubs, horse riding and fitness centres, together with Chorleywood Common and Rickmansworth Aquadrome, providing acres of outdoor space for walks and further activities.

For more information or to arrange a viewing, please contact Connells today.

Communal Entrance

Door to front aspect, phone entry system, stairs to all floors.

Entrance Hall

Front door, phone entry system, utility cupboard.

Living Room

12' 6" x 11' 9" (3.81m x 3.58m)

Three velux windows, television point, telephone point, radiator.

Dining Area

9' 7" x 11' 6" (2.92m x 3.51m)

Kitchen

15' x 5' 6" (4.57m x 1.68m)

Fitted kitchen comprised of wall and base units with marble work surfaces and tiling to complement, velux window, sink with drainer, eye level electric oven, induction hob with extractor hood, integrated microwave and fridge/freezer.

Bedroom One

15' 4" x 10' 6" (4.67m x 3.20m)

Velux window to front aspect, fitted cupboard, radiator.

Shower Room

Jack & Jill bathroom, shower cubicle, WC, vanity with floating wash hand basin, heated hand towel rail.

Utility / Storage

Plumbing for washing machine.

Outside

Communal Gardens

Access to the well-maintained communal gardens.

Parking

Allocated parking space.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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6 The Parade
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EPC Rating: B
 Council Tax
 Band: D

Service Charge:
 2200.00

Ground Rent:
 500.00

Tenure: Leasehold

[view this property online](http://viewthispropertyonline.connells.co.uk/Property/WTF314488) connells.co.uk/Property/WTF314488

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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