



## **SUPERB TWO BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT**

Charlewoode House, Beulah Place, Chorleywood, Hertfordshire, WD3 5LN

**ROBSONS**



## SUPERB TWO BEDROOM TWO BATHROOM FIRST FLOOR APARTMENT

Charlewoode House, Beulah Place, Chorleywood, Hertfordshire, WD3 5LN

- KITCHEN
- LIVING/DINING ROOM
- BEDROOM ONE WITH JACK & JILL EN-SUITE
- BEDROOM TWO WITH EN-SUITE
- PARKING SPACE • VISITOR PARKING
- UNDERFLOOR HEATING
- 120 YEARS REMAINING ON LEASE (APPROX)
- CLOSE TO CHORLEYWOOD SHOPS/STATION

Impressive two bedroom, two bathroom first floor apartment is situated in Charlewoode House, within close proximity to Chorleywood shops and station and has the benefit of underfloor heating.

This well maintained property comprises of a large open plan kitchen/living/dining room with seven windows, letting light flood in.

The modern kitchen has ample storage and work surfaces, with an electric hob and integrated appliances.







The principal bedroom has a fitted wardrobe and an en-suite bathroom, with storage and access to the hallway.

The second bedroom has an en-suite shower room with storage and two fitted wardrobes.

The property also has the benefit of a parking space, visitor parking and 120 years remaining on the Lease (approx).

Chorleywood Village's facilities include a wide choice of shops, coffee houses and restaurants. Marks & Spencer and Waitrose are available in Rickmansworth. The area is also well served for sought after state and private schools for all ages. Leisure facilities include 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. The Metropolitan and Main lines at Chorleywood Station offer a frequent service into London. The M25 is easily accessible via Junctions 17 and 18.

Tenure: Leasehold

Lease Length: 125 years from 1/1/2018

Service Charge: £1,800 per annum (approx)

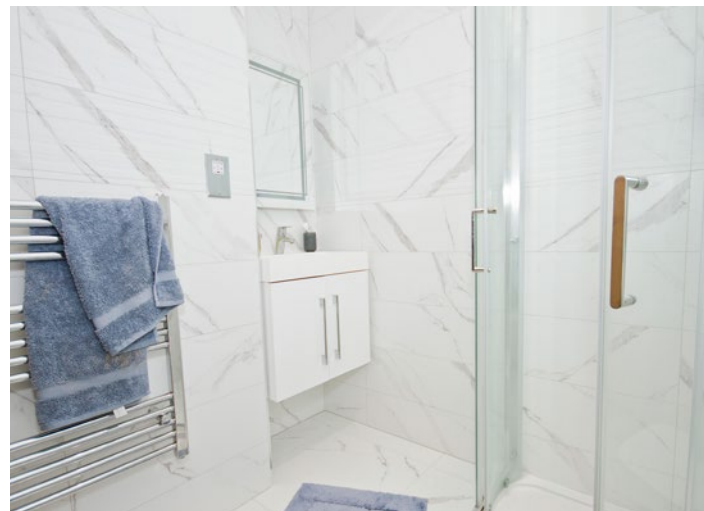
Ground Rent: £450 per annum

Ground Rent Review: Doubles on the 25th Anniversary and then every 25 years

Local Authority: Three Rivers District Council

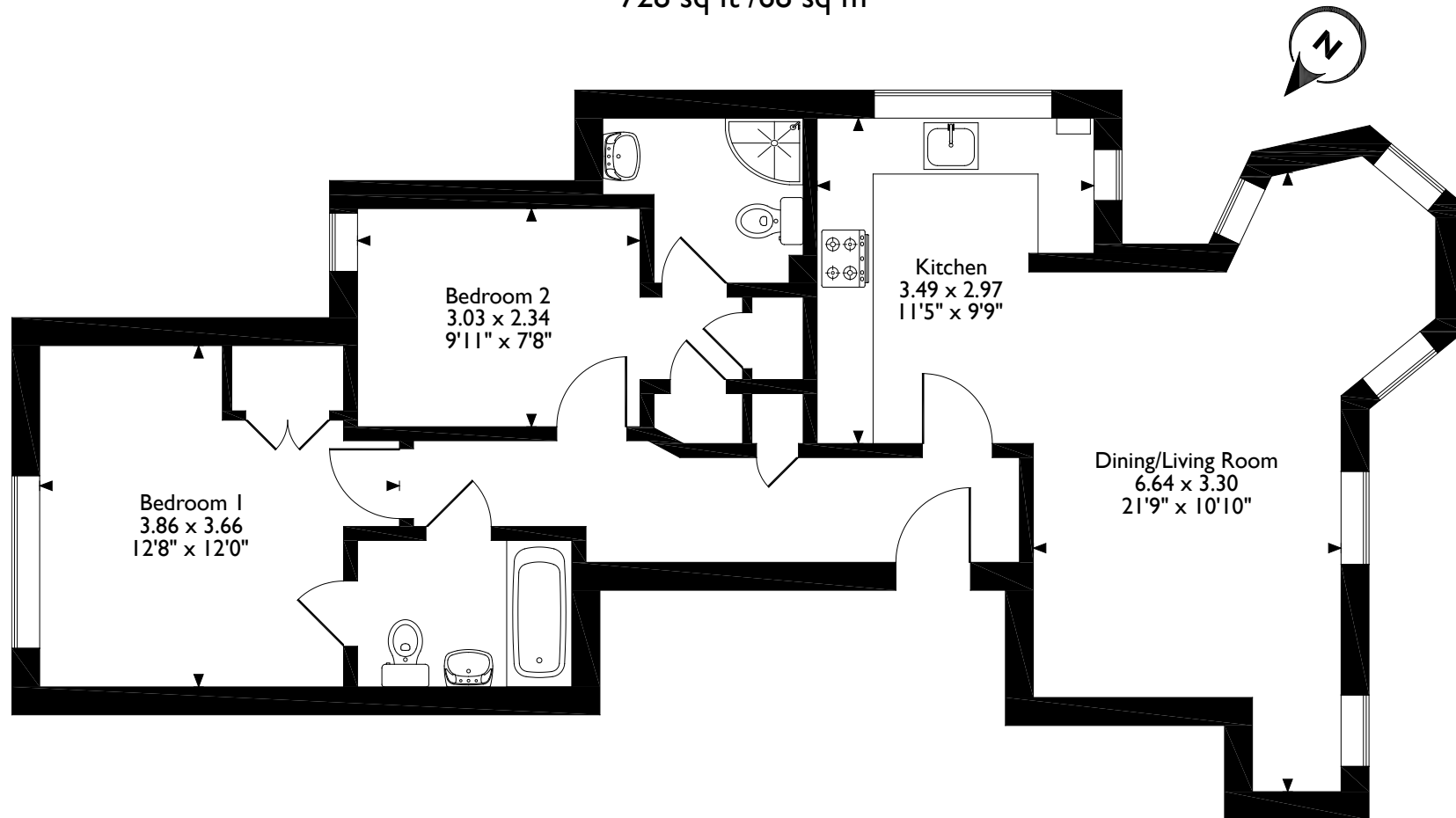
Energy Efficiency Rating: Band B

Council Tax Band: E





Charlewoode House, Beulah Place, Common Road, Chorleywood, WD3 5LN  
Approximate Gross Internal Area  
728 sq ft / 68 sq m



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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