



ONE DOUBLE BEDROOM FIRST FLOOR FLAT IN THE HEART OF CHORLEYWOOD

Grenville Court, Chorleywood, Hertfordshire, WD3 5PZ

ROBSONS

ONE DOUBLE BEDROOM FIRST FLOOR FLAT IN THE HEART OF CHORLEYWOOD VILLAGE

- **LARGE 23' LIVING ROOM/DINING ROOM**
- **KITCHEN**
- **DOUBLE BEDROOM**
- **BATHROOM**
- **GARAGE IN A BLOCK**
- **GRENVILLE COURT CAR PARK**
- **TOWN CENTRE LOCATION**
- **LONG LEASE - 942 YEARS REMAINING**
- **NO ONWARD CHAIN**

Robsons are delighted to bring to the market this superb first floor flat situated in the heart of Chorleywood Village, which would be ideal for a first time buyer, a downsizer or as an investment opportunity, and has no onward chain.

The communal entrance hall has an intercom system and stairs leading to this spacious first floor flat.

There is a generously sized open plan living/dining room with a large picture window and a door through to an inner hallway. The kitchen has a range of fitted base and wall units together with integrated appliances and space for a washing machine.





There is also a double bedroom off the inner hallway, together with a bathroom with a storage cupboard.

The property is situated in the heart of Chorleywood village, making it ideal for the shops and Chorleywood train station. There is also the added benefit of a garage in a block and a car park whereby all owners of properties in Grenville Court are provided with a parking permit. Additionally this superb property has a communal garden and a long lease with 942 years remaining.

Chorleywood Village's facilities include a wide choice of boutique shops, coffee houses and restaurants. Marks & Spencer and Waitrose food halls 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 and beyond. The M25 is easily accessible via Junctions 17 and 18.

Tenure: Leasehold

Lease Length: 999 years from 29th September 1965

Service Charge: £1,950 per annum

Ground Rent: £20 per annum

Local Authority: Three Rivers District Council

Council Tax: Band C



Grenville Court,
Blacketts Wood Drive, Chorleywood
Approximate Gross Internal Area
71 Sq M/770 Sq Ft



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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