



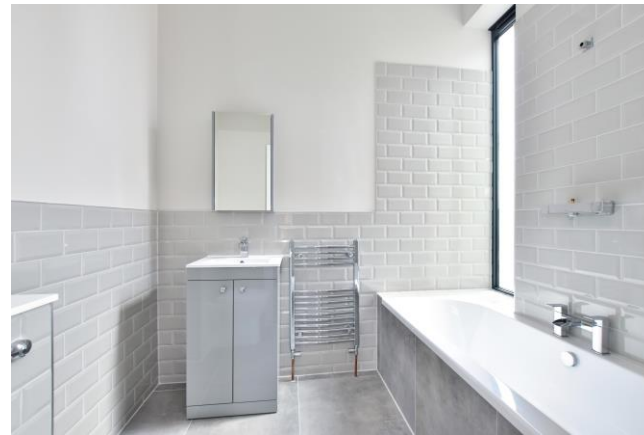
2e Berks Hill, Chorleywood, Hertfordshire, WD3 5AQ
Guide Price: £475,00 Leasehold

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About the property

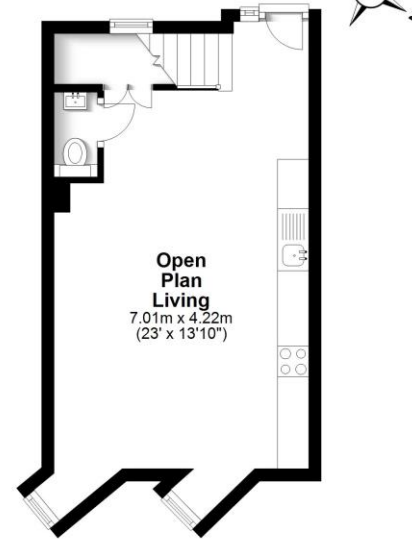
A newly built apartment located in the heart of Chorleywood and ideal for all local amenities. This beautifully designed duplex apartment is newly built and therefore ideal for someone looking to move straight in with no work required. The apartment is split level and encompasses the entirety of the first floor leaving you with a more peaceful and private feel to the property. On the upper ground floor you will find a guests WC with an open plan living/kitchen area with enormous ceiling height, the kitchen comes newly fitted with integrated appliances. On the first floor are two double bedrooms both with floor to ceiling double glazed windows and offering lots of natural light. The main bedroom also benefits from an en-suite shower room. There is also a further room which would make ideal use as an office/study or third bedroom along with a family bathroom. This property also includes one allocated parking space. Within very easy reach of all that Chorleywood has to offer including local shops and Chorleywood Underground Station. Call now to book a viewing.

*Please be aware the overall square footage has not been confirmed by ourselves and has been provided by the owners architect.



- Two bedroom duplex apartment
- Study space
- Allocated parking space
- Close to good schools
- Newly built
- Close to shops

Upper Ground Floor
Approx. 30.1 sq. metres (324.5 sq. feet)

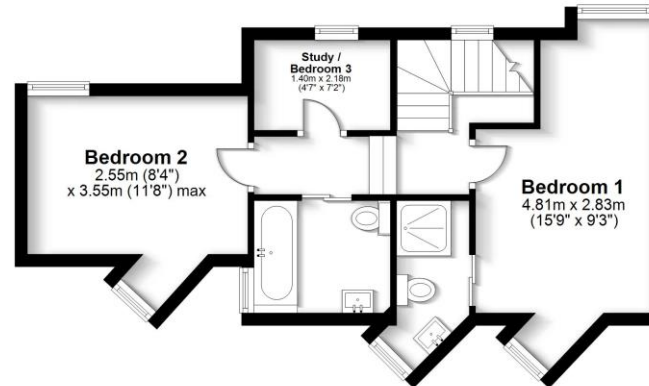


Open Plan Living

7.01m x 4.22m
(23' x 13'10")

First Floor

Approx. 40.0 sq. metres (430.0 sq. feet)



Bedroom 2
2.55m (8'4")
x 3.55m (11'8") max

**Study /
Bedroom 3**

1.42m x 2.18m
(4'7" x 7'2")

Bedroom 1
4.81m x 2.83m
(15'9" x 9'3")

Total area: approx. 70.1 sq. metres (754.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total areas inc
garages and outbuildings.
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Plan produced using PlanUp.

To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Chorleywood is a popular village situated in the south west of Hertfordshire, on the border of Buckinghamshire and just less than 20 miles from London. The village centre has many shops and amenities to cater your every need, the village provides a wealth of countryside areas for walking and leisure pursuits, particularly with the 200-acre Chorleywood common which also exhibits many ponds and rockeries.

Chorleywood station provides a frequent metropolitan line and Chiltern turbo services to central London, in as little as 30 minutes. The M25 can be accessed at both junction 17 and 18 with links to the major airports and motorway network beyond. The areas in and around Chorleywood offer superb schools of every kind.

Local Authority: Three Rivers Council

Council Tax: E

Approximate floor area: 754.5 sqft

Tenure: Leasehold

Service Charge: £400 pa

Leasehold: 124 years 2 months

Nearest Station: Chorleywood station, 0.3 miles

Distance to Town Centre: 90ft to Chorleywood

Nearest Motorway: 1.6 miles to M25



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 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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