



2a Berks Hill, Chorleywood, Hertfordshire, WD3 5AQ

Guide Price £500,000 Leasehold

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# About the property

Located in the heart of Chorleywood and therefore ideal for all local amenities, this large apartment would be ideal for downsizers and first time buyers alike. This two/three bedroom duplex apartment is offered to the market in good condition throughout and benefits from good rooms sizes.

On the first floor you will find a large living room, dining room which could be used as bedroom three, fitted kitchen/breakfast room and bathroom with separate WC. On the second floor there are two further double bedrooms with bedroom one benefitting from fitted wardrobes and a further shower room.

There is also an allocated parking space and it will be offered with no upper chain.



- 2/3 bedroom maisonette
- Off street parking
- Close to transport links
- Popular location
- No upper chain
- Close to good schools



Total area: approx. 122.5 sq. metres (1318.1 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages and outbuildings.  
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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



## 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 like 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.

**Local Authority:** Three Rivers District Council

**Council Tax:** Band C

**Approximate Floor Area:** 1,318.1 sqft

**Service Charge:** £400 pa

**Ground Rent:** £250pa

**Leasehold:** 124 years, 1 month

**Nearest Station:** 0.3 miles to Chorleywood

**Distance to Town Centre:** 89ft to Chorleywood High Street

**Nearest Motorway:** 1.6 miles to M25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	70
(39-54)	E	72
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

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