



105 Grove Crescent, Croxley Green, Hertfordshire, WD3 3JS

Guide Price £167,500 – represents a 50% share of the full market value £335,000

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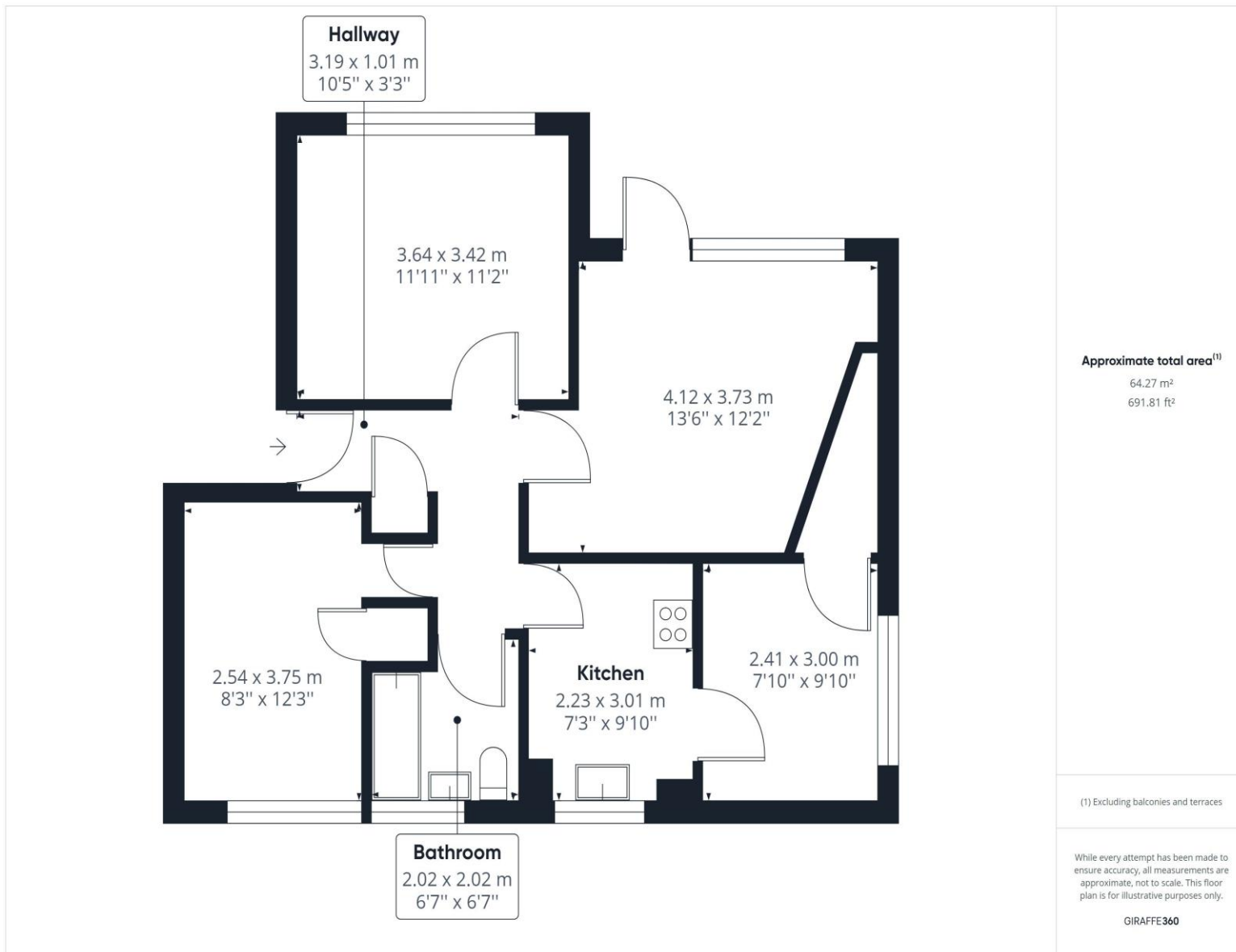
About the property

Ideally located in the peaceful village of Croxley Green, this three bedroom top floor apartment has been newly refurbished offering a fully fitted modern kitchen, a spacious living room, modern family bathroom, three light and airy bedrooms. The apartment also benefits from its own private balcony.

This property is offered to the market on the shared ownership scheme which enables potential purchasers to buy anything up to a 75% share of the property with the remainder being rented from the housing association, Thrive Homes. Please note the guide price shown represents a 50% share.



- Shared ownership
- Newly refurbished
- Private balcony
- No upper chain



To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Croxley Green is a picturesque village located between Watford and Rickmansworth. Croxley Green has a variety of local shops and with Watford and Rickmansworth town centres just a short drive in either direction, vibrant nightlife, dining and leisure options are close by. Croxley Green Station is on the Metropolitan Line which provides a direct link to London in just 45 minutes, so it is ideal for those commuters who want to be close enough to London yet live in a small, friendly community.

The Green is a large green space on which many of the village's events takes place throughout the year. Classic car shows, Croxfest and the very popular Revels Fair that has been a tradition in the village since 1952. A family day out with arts and crafts, dance exhibitions and a whole host of games. The Green also hosts two of seven Pubs in Croxley, The Coach and Horses and The Artichoke, both offering great food and live music events throughout the year.

There are a number of outstanding primary schools around the village, making it a hugely desirable location for families. Little Green and Harvey Road are two of the most popular with many of the pupils going on to Rickmansworth School Academy and the newly built Croxley Danes School for secondary education.

Local Authority: Three Rivers District

Council Tax: Band C

Approximate floor area: 691.81 sq ft

Tenure: Leasehold 990 years

Service charge: £1,356 per annum

Rent: Calculated at 3% of the remaining share

Nearest Station: 0.9 miles to Croxley Green

Distance to Town Centre: 1.8 miles to Rickmansworth

Nearest Motorway: 2.9 miles to M25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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