



301a Baldwins Lane, Croxley Green, WD3 3LE
Guide Price: £315,000 Leasehold

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About the property

A deceptively spacious two double bedroom duplex apartment located in Croxley Green. The apartment is accessed via a communal entrance with stairs rising to the first floor and the front door. Internally the property comprises modern kitchen/diner, large lounge, stairs to second floor with two double bedrooms and a family bathroom.

The property has been well looked after throughout and would suit first time buyers or investors. Located at the top of Baldwins Lane the property is very close to local shops, amenities including Croxley Green Metropolitan Line Station and local walks along the canal, river and woodlands.

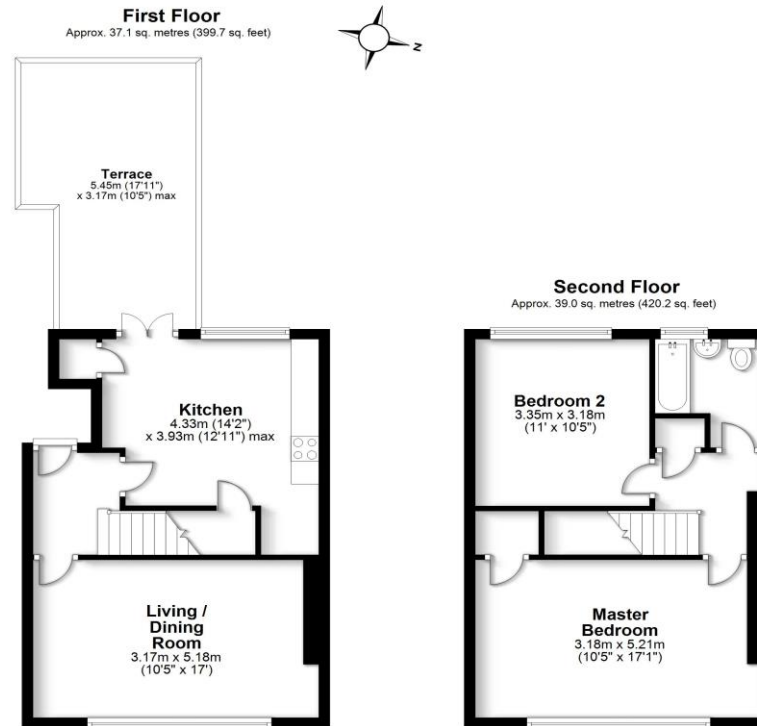
As an added benefit the property is to be offered with no upper chain.



- Two double bedrooms
- No upper chain

- Duplex apartment
- Close to amenities

- Modern kitchen
- Private terrace



Total area: approx. 76.2 sq. metres (819.9 sq. feet)

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 Station is on the Metropolitan Line and provides services to Watford and London.

Croxley Green has an active Residents Association and Parish Council and is also the home of an array of local organisations dedicated to pastimes and leisure. The Croxley Green Society run the extremely popular 'Revels on The Green', an annual village fair. Families are well catered for with good schools close by including Harvey Road Primary, Little Green Junior School, Yorke Mead Primary and Rickmansworth Secondary School. Croxley Green has variety of local shops and is ideally located close to Rickmansworth Town with a wider selection of smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a large Waitrose. Restaurants such as Zaza's and Masala Bowl are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.

Local Authority: Three Rivers Council

Council Tax: C

Approximate floor area: 819sqft

Tenure: Leasehold

Ground rent: £10 per annum

Service Charge: £532 per annum

Length of lease: 215 years

Nearest Station: Croxley Metropolitan Station, 0.7 miles

Distance to Town Centre: 1.9 miles to Rickmansworth

Nearest Motorway: 2.9 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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