



WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT

Turneys Orchard, Chorleywood, Herts, WD3 5SA

ROBSONS

- **RECEPTION ROOM**
- **KITCHEN**
- **PRINCIPAL BEDROOM WITH ENSUITE**
- **CLOAKROOM**
- **SECOND BEDROOM**
- **BATHROOM**
- **ON SITE ESTATE MANAGER**
- **COMMUNAL CONSERVATORY**
- **COMMUNAL GARDENS & PRIVATE PARKING**

This two bedroom first floor flat is located in the popular Turneys Orchard. This development was built in 1988 for residents aged over 55 years. It is set in a peaceful cul de sac, with a safe and tranquil environment, close to the local amenities of Chorleywood, including shops, cafes, pubs, a supermarket and Chorleywood station.

Situated in a block of four flats, the entry is through a front door with stairs leading to the first floor landing, which has a built in coat cupboard. The staircase is wide enough to accommodate a stair lift. The reception room has sitting and dining areas with views over the pretty well-maintained communal garden. The well-equipped and modern kitchen was fully renovated in 2014 and has a generous number of fitted wall and base units. There is a double electric oven/ combi-microwave, hob, large fridge/freezer, dishwasher and a washing machine.





The principal bedroom has views to the front and a recessed area where a double fitted wardrobe and toilet and sink are located. The second bedroom has a separate door from the landing. The spacious bathroom has a large shower unit with a seat, a basin and a WC plus an airing cupboard with hot water cylinder. Heating is provided by electric heaters and new double glazing was installed in 2015.

An Estate Manager lives on site and can be contacted regarding maintenance issues. There is allocated parking and emergency pull cords in each room.

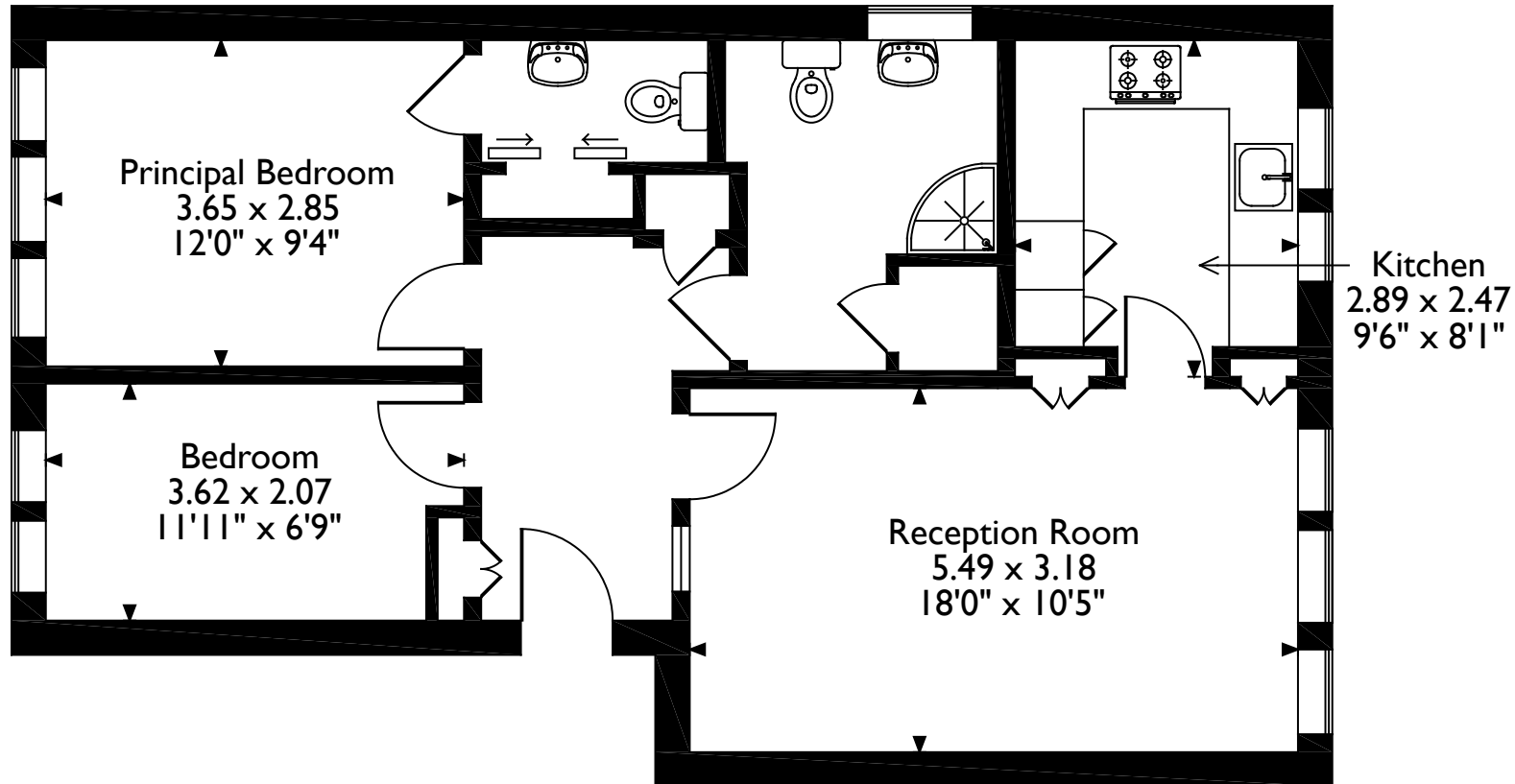
Turneys Orchard is an attractive small development set in well maintained communal grounds. The gardens are planted with mature shrubs and trees and provide privacy to the whole area. A communal conservatory is located on a lawned area for socialising.

The property is ideally located within easy reach of Chorleywood village, which offers an excellent selection of local amenities and shopping facilities. There are also a number of churches in and around Chorleywood. Chorleywood station is 0.4 miles from the property, with the Metropolitan Line and Chiltern Line services to London. The M25 (J18) is 1.5 miles away.

Tenure: Leasehold - Lease Length: 89 years
Service Charge: £2,883.36 pa
Local Authority: Three Rivers District Council
Council Tax: Band E
Energy Efficiency Rating: Band D



Turneys Orchard, Chorleywood, Hertfordshire
Approximate Gross Internal Area
62 Sq M/667 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.

ROBSONS

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