



AN IMMACULATE THREE BEDROOM PENTHOUSE APARTMENT SET BEHIND GATES

Valency House, Valency Drive, Batchworth Lane, Northwood, Hertfordshire, HA6 3BF

ROBSONS

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Northwood, Hertfordshire, HA6 3BF

**PENTHOUSE APARTMENT • THREE
BEDROOMS, TWO BATHROOMS • SPACIOUS
LIVING ROOM • MODERN FITTED KITCHEN •
DINING ROOM • TWO BALCONY'S • CHAIN
FREE • PANORAMIC LIFT • ALLOCATED
PARKING SPACE AND GARAGE • GATED**

Description

A beautifully presented second and third floor, three-bedroom, two-bathroom penthouse apartment set within an exclusive gated community.

The property offers generous and well-planned accommodation, featuring a spacious living room flowing seamlessly into a modern, fully fitted kitchen complete with integrated appliances and a central island, ideal for both everyday living and entertaining. A separate dining room leads up to the third floor, which provides an additional bedroom, creating a versatile and private space. The impressive main bedroom benefits from fitted wardrobes, a stylish en-suite bathroom and access to a private balcony.





There is a further balcony on the second floor, along with a contemporary shower room/ w.c serving the remaining accommodation.

Additional advantages include a garage, one allocated parking space and visitor parking, making this an exceptional home combining comfort, style and practicality in a secure setting.

Location

Northwood provides a range of shopping facilities including Waitrose supermarket, a variety of restaurants and other amenities with the Metropolitan Line station providing access to Baker Street and the City. There is a plethora of state and private schooling together with a wide choice of recreational facilities, which include golf courses and fitness centres. The M1, M40 and M25 motorways are also accessible.

NB this property is situated within the proximity of the ULEZ, if your vehicle does not comply charges may apply.

Additional Information

Tenure: Leasehold

Lease Length: 125 years from 1/1/2012

Service charge: £2,150 p/a

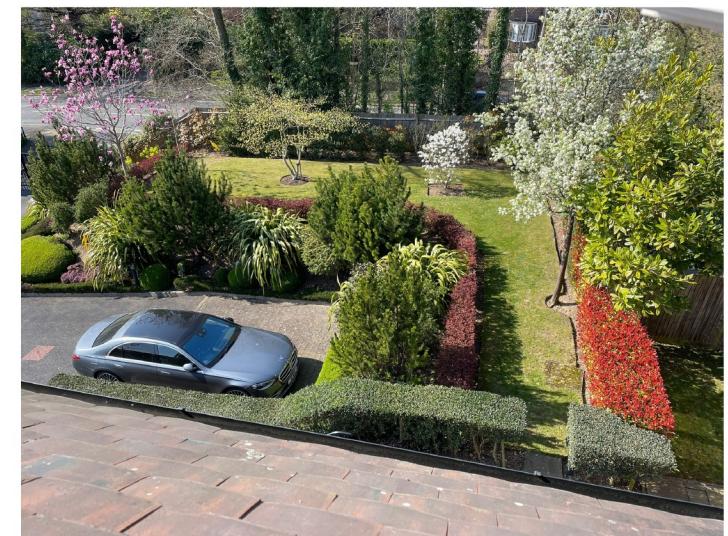
Ground rent: £400 p/a

Local Authority: Three Rivers

Council Tax Band: F

Energy Efficiency Rating: C

For additional information, please refer to www.robsonsweb.com or call us on: 01923 835355.



Approximate Gross Internal Area
 Second Floor = 120.3 sq m / 1,295 sq ft
 Third Floor = 16.4 sq m / 176 sq ft
 Garage = 19.1 sq m / 205 sq ft
 Total = 155.8 sq m / 1,676 sq ft

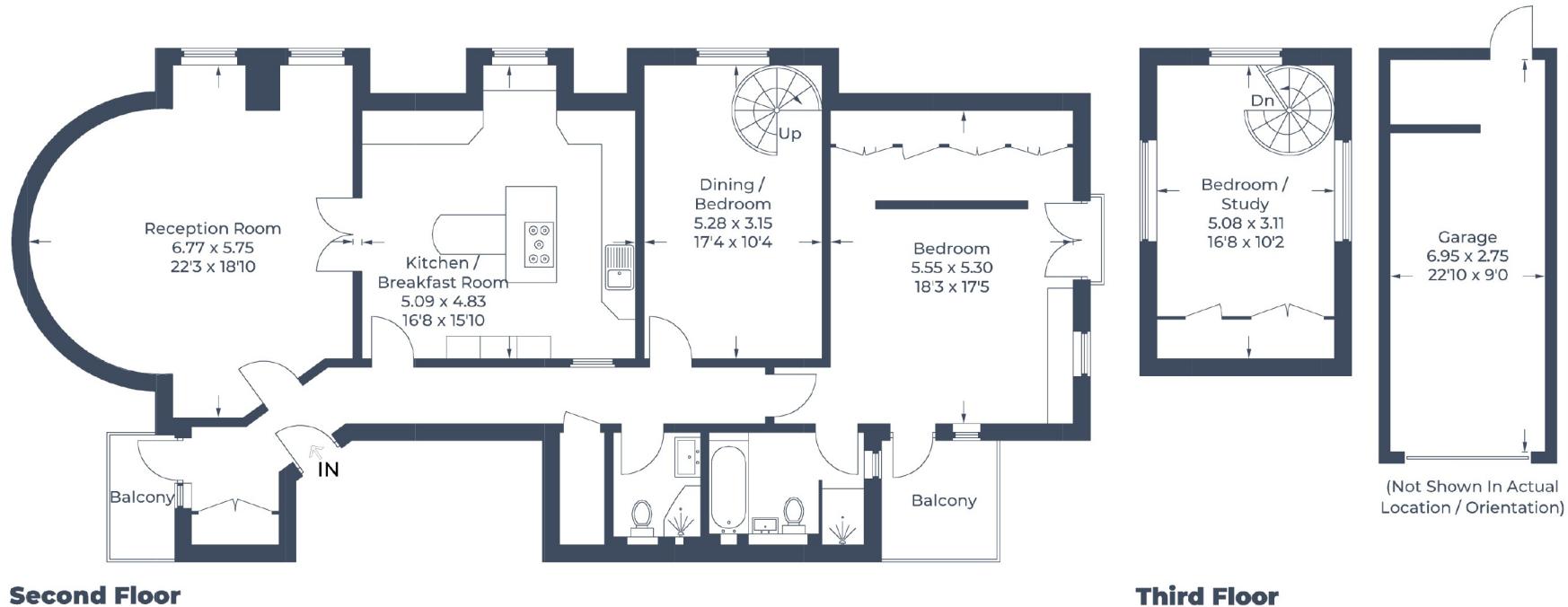


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 measurements are approximate, not to scale.
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SCAN TO VISIT



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