

Downer Drive, Sarratt, Hertfordshire, WD3 6BD



Offers In Excess Of £300,000 Leasehold 2 Bedroom First Floor Apartment

A SPACIOUS TWO BEDROOM, FIRST FLOOR APARTMENT which is in good condition throughout and occupies a popular semi-rural position. An internal viewing is highly recommended.

- SPACIOUS LIVING/DINING ROOM
- MODERN KITCHEN
- TWO BEDROOMS
- MAIN BATHROOM/W.C.
- OUTSIDE STORAGE SHED
- PRIVATE GARDEN
- COMMUNAL GROUNDS
- PARKING

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The property has a GENEROUS SIZED LIVING/DINING ROOM and a MODERN FITTED KITCHEN. The master bedroom is a double bedroom with built in storage space, while bedroom two is a single bedroom also with the benefit of built-in storage space. The bathroom is a white suite offering a panelled bath with the addition of a fitted shower attachment above.

The property has its own PRIVATE GARDEN as well as enjoying the COMMUNAL GROUNDS. There is also a private OUTSIDE STORAGE SHED. Ample PARKING is available on a first come, first served basis.

The property is conveniently positioned just off The Green with its local shop and country pubs, and adjacent to footpath accessing beautiful countryside walks. Junction 18 of the M25 can be reached via a short car journey whilst there are local schools and bus routes serving The Green. Rickmansworth, Chorleywood and Watford amenities are easily commutable.

- Local Authority: Three Rivers District Council
- Council Tax: Band: C £1514 (2018-2019)
- Approx floor area: 648 Sq ft
- Lease: 97 years remaining
- Service Charge: £700 per annum approx.
- Ground Rent: £10 per annum
- Nearest Station: 3.1 miles Chorleywood Station – Metropolitan/Chiltern Line

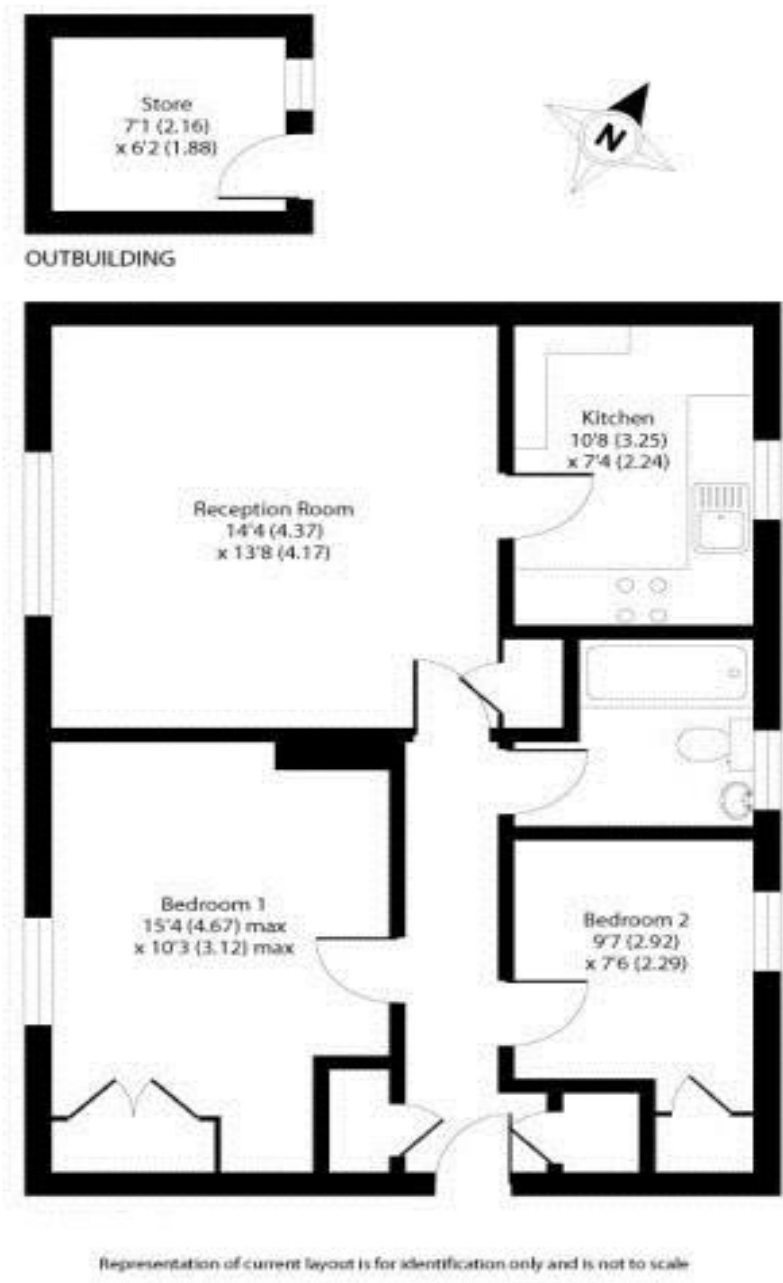


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Downer Drive, Sarratt, Rickmansworth, WD3 6BD
 APPROX. GROSS INTERNAL FLOOR AREA 648 SQ FT 60.1 SQ METRES (EXCLUDES OUTBUILDING)

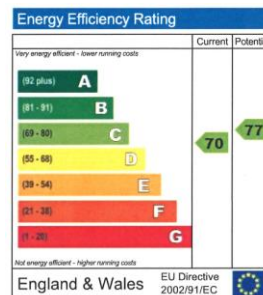


VIEWING: Strictly by appointment only, through owner's sole agents LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.

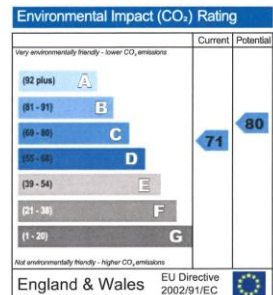
PLEASE NOTE: It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey or solicitors costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.