

Chorleywood Lodge Lane, Chorleywood, Hertfordshire, WD3 5BY



£225,000 Leasehold

1 Bedroom Ground Floor Retirement Apartment

This delightful ONE BEDROOM INDEPENDENT LIVING APARTMENT is on the ground floor of this assisted living retirement home situated the picturesque village of Chorleywood, with external private access plus internal access to care home facilities.

- NO CHAIN
- WELCOMING HALLWAY
- ONE BEDROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- WETROOM
- PRIVATE CAR PARKING
- WARDEN CONTROLLED
- LOVELY COMMUNAL GROUNDS

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The property comprises of an open plan kitchen/living room with double doors opening to the communal grounds, a double bedroom and convenient wet room. There is also private car parking on a first come, first served basis within the development.

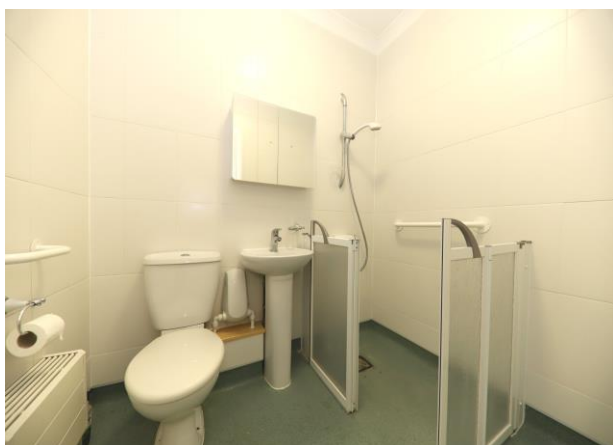
Residents have access to a 24-hour emergency call system. In addition, there is an option to extend the level of care with more optional services provided by the care home e.g., catering, laundry, cleaning and personal care, plus social activities in the home community. For more information, please visit www.barchester.com

Beaumont House lies within a short walk from Chorleywood Common together with the historic 250-acre Chorleywood House Estate, which is an area of outstanding natural beauty with wonderful walks and views over the River Chess. Chorleywood and Rickmansworth Town Centres are within reach with their wide choice of boutique shops, coffee houses, restaurants, and major supermarkets. The stations provide a frequent service to London Baker Street and The City as well as the Chiltern Turbo to Marylebone. Transport links are excellent with junction 18 of the M25 close by with links to the major motorway network and airports.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1788.36 (2022-2023)
- Approx. Floor Area: 457 Sq ft / 42.5 Sqm
- Lease Remaining: Approx. 122 years remaining
- Annual Service Charge and Review: Approx. £118.47 per month to include all bills (except Council Tax)
- Annual Ground Rent and Review: TBC
- Nearest Station: 1.1 miles Chorleywood Station – Metropolitan/Chiltern Line



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GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 457 sq.ft. (42.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

