



**A WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH
A GARAGE IN THE HEART OF CHORLEYWOOD**

Swan Court, Chorleywood, Hertfordshire, WD3 5NW

ROBSONS

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GROUND FLOOR • SPACIOUS LIVING/DINING ROOM • MODERN KITCHEN • TWO DOUBLE BEDROOMS • BATHROOM • GARAGE • ENTRY PHONE SYSTEM • DESIRABLE LOCATION • SHARE OF FREEHOLD

Description

A spacious and beautifully presented two double bedroom ground floor apartment, benefiting from its own garage, and share of freehold, ideally located in the heart of Chorleywood Village. The property is conveniently positioned close to local amenities, excellent transport links, and highly regarded schools including St Clement Danes, Russel, Christ Church and Chorleywood Primary Schools

Accessed via a communal hallway leading to all floors, featuring an entry phone system and an internal door leading to the rear of the building, which provides access to the garage block and parking area.

The accommodation comprises a generously sized living/dining room, enhanced by a large window that fills the space with natural light. The modern kitchen is fitted with contemporary units and integrated appliances





There are two double bedrooms, both benefiting from fitted wardrobes and original parquet flooring, along with a well-appointed bathroom featuring wall tiles. There is also a useful storage cupboard in the hallway. Further benefits include a private garage and communal parking, making this an ideal home for first-time buyers, downsizers, or investors alike.

Location

Chorleywood Village's facilities include a wide choice of boutique shops, coffee houses and restaurants. Marks & Spencer and Waitrose food halls are available in Rickmansworth. The area is also well served for sought after state and private schools for all ages. Leisure facilities include golf courses, cricket, football clubs, horse riding and fitness centres, together with Chorleywood Common and Rickmansworth Aquadrome, providing acres of outdoor space for walks and further activities. The Metropolitan and Main lines at Chorleywood Station offer a frequent service into London and beyond. The M25 is easily accessible via Junctions 17 and 18.

Additional Information

Tenure: Leasehold

Local Authority: Three Rivers District Council

Council Tax Band: C

Energy Efficiency Rating: C

Lease Term: 132 years Remaining

Service Charge: £1,584 pa

For additional information, please refer to www.robsonswb.com or call us on: 01923 285525.



Approximate Gross Internal Area = 58.2 sq m / 626 sq ft

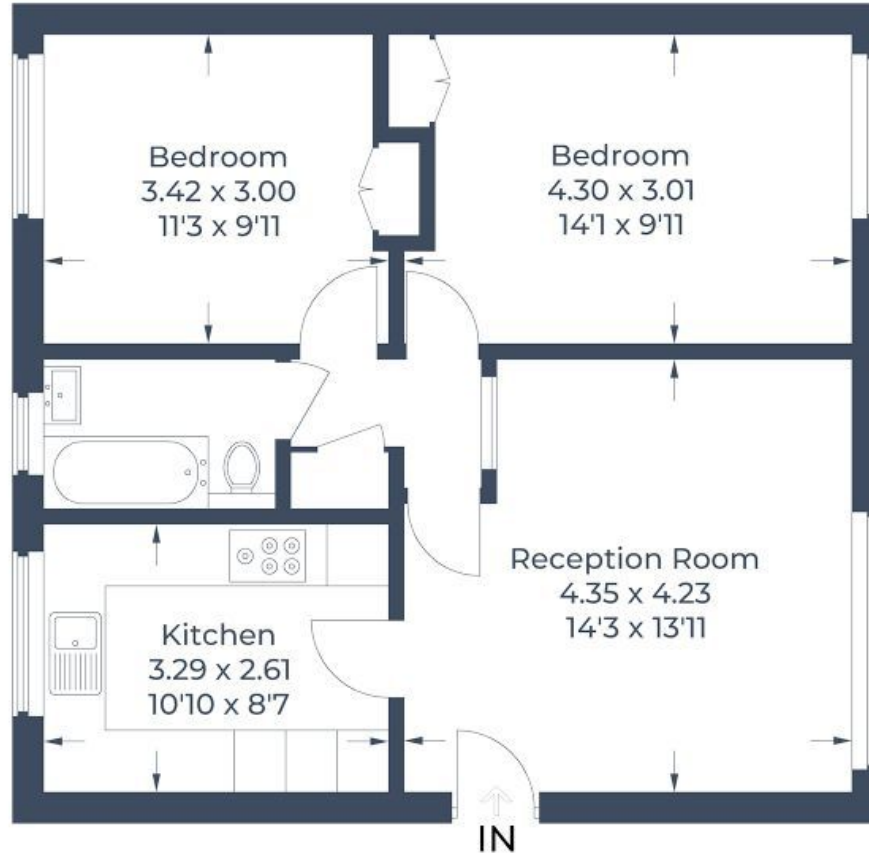


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