

Connells

Charter House Dulwich Way
Croxley Green Rickmansworth

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Croxley Green Rickmansworth WD3 3UE

for sale
£200,000







Property Description

Connells are pleased to offer this well-presented first floor over 55's retirement maisonette, situated within the popular and tranquil Charter House development and available with no upper chain.

The property features a private entrance leading to a welcoming hallway, a sizeable reception room, and a well-appointed fitted kitchen with ample storage. There are two well-proportioned bedrooms and a neatly presented bathroom, all maintained to a good standard throughout.

Residents benefit from well-maintained communal gardens, warden assistance on site, and residents' and visitor parking within the development.

Ideally located with easy access to local shops, amenities, healthcare facilities and transport links, this property offers secure, comfortable retirement living in a sought-after location.
Viewing is highly recommended.
For more information or to arrange a viewing, please contact Connells today.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance

Private entrance, stairs leading to entrance hall.

Entrance Hall

Living Room

Window to front aspect, television point, telephone point.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to rear aspect, sink with drainer, electric oven and hob, plumbing for washing machine, space for fridge/freezer.

Bedroom One

Window to rear aspect.

Bedroom Two

Window to front aspect.

Bathroom

Window to rear aspect, walk in shower, vanity wash hand basin, WC.

Outside

Parking

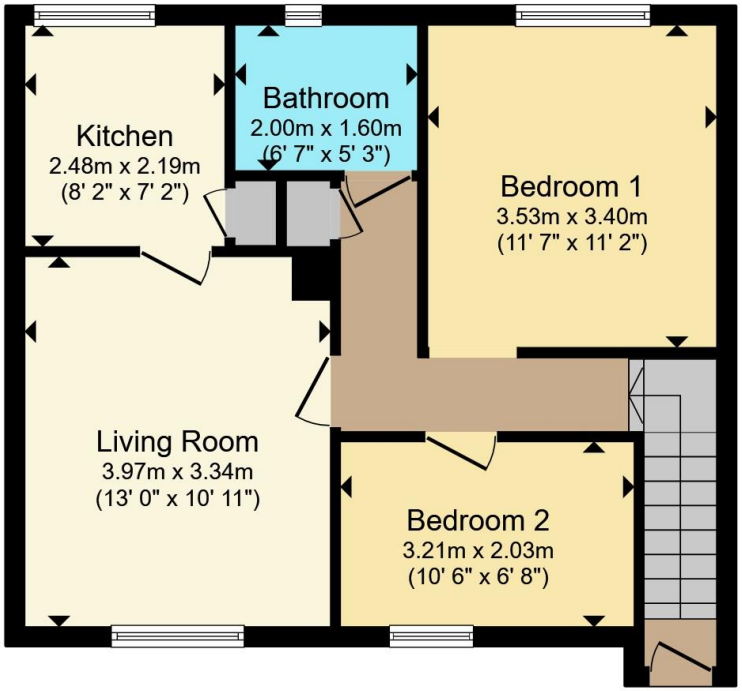
Residents parking & additional visitor bays.

Communal Gardens

Peaceful, well-maintained communal gardens.







Ground Floor

Total floor area 50.0 m² (538 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: D

Council Tax Band: C

Service Charge: 2795.40

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315251

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.