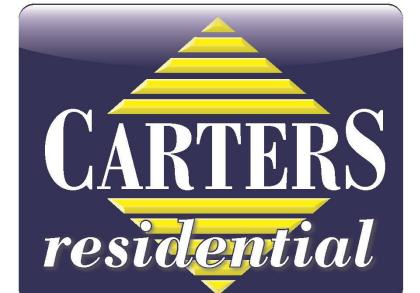




Blacketts Wood Drive, Rickmansworth, WD3 5PZ



**35 Grenville Court Blacketts Wood
Drive
Chorleywood
Rickmansworth
Hertfordshire
WD3 5PZ**

Offers In Excess Of £375,000

Carters are delighted to offer to the market this WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT, situated in the heart of Chorleywood village centre. The location means it is only a short walk to a good variety of shops, restaurants and cafes as well as being ideal for commuters with the railway station offering the Metropolitan line to Baker street and The Chiltern Turbo to Marleybone in less than thirty minutes. In addition it is in close proximity to Junctions 17 and 18 of the M25 and a good school catchment.

The accommodation in brief comprises of Entrance hall, lounge/diner, kitchen with built in oven and hob, two bedrooms and a REFITTED BATHROOM SUITE. The benefits include UPVC double glazing throughout, gas to radiator central heating, plenty of communal parking and well tended gardens and GARAGE. The property is offered with NO UPPER CHAIN and would make an ideal FIRST TIME BUY OR BUY TO LET PROPERTY. Internal viewing highly recommended. EPC rating C.

- In the heart of Chorleywood
- Great location for commuters
- UPVC double glazed
- Gas to radiator central heating
- Kitchen with built in oven and hob
- Two double bedrooms
- Garage
- Long length lease
- No upper chain
- EPC rating C





Communal entrance

Enter via double doors and hallway leading to the front door.

Entrance hall

Enter via hardwood door. Doors to all rooms. Wall mounted telephone intercom system. Two built-in storage cupboards. Radiator.

Lounge/diner

UPVC double glazed picture window to front aspect. Two radiators. T.V. and telephone points.

Kitchen

UPVC double glazed window to side aspect. Fitted in a range of units to wall and base levels with work surfaces over, inset stainless steel sink/drainer, built-in five ring gas hob with oven under and stainless steel extractor hood over. Fridge/freezer and washing machine to remain. Tiled to splashback areas.

Master bedroom

UPVC double glazed window to front aspect. Radiator. Built-in double wardrobes.

Bedroom two

UPVC double glazed window to side aspect. Built-in wardrobe. Radiator.

Family bathroom

Obscure UPVC double glazed window to side aspect. Re-fitted white suite comprising 'p' shape bath with shower over, low level w.c. and wash hand basin with vanity unit under. Chrome heated towel rail. Ceramic tiled flooring. Fully tiled walls.

Garage

Situated in a nearby block and has an up and over door.

Communal areas

There are well tended gardens and planted borders including a generous size lawn area with planted borders to the side of the main building. There are also plenty of communal parking spaces to the front.

Leasehold information & charges

The property benefits from a share of the Freehold. By deed of variation the lease has been increased to 999 years dating from September 1965.

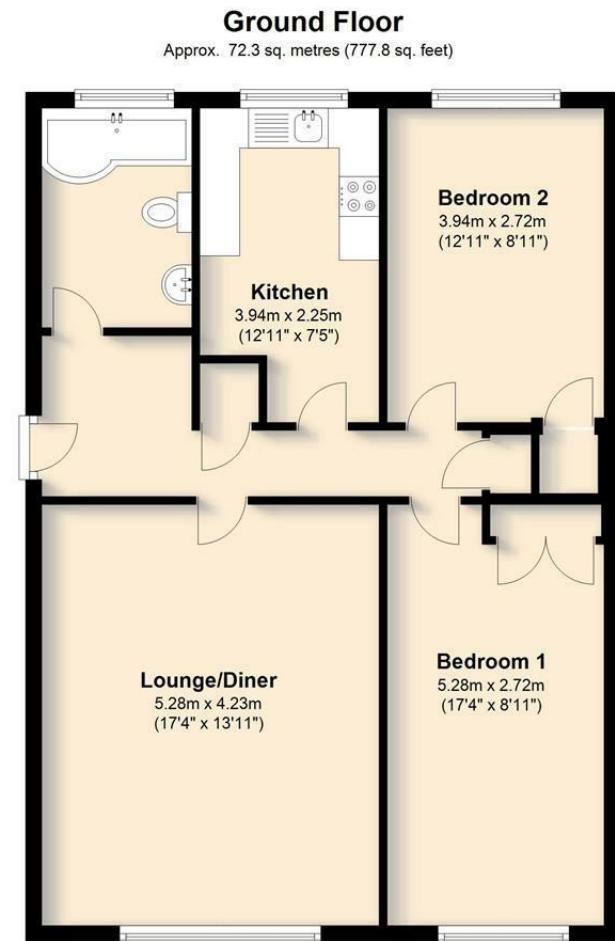
All ground rent and service charges are approximately £1800 per year.

Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.



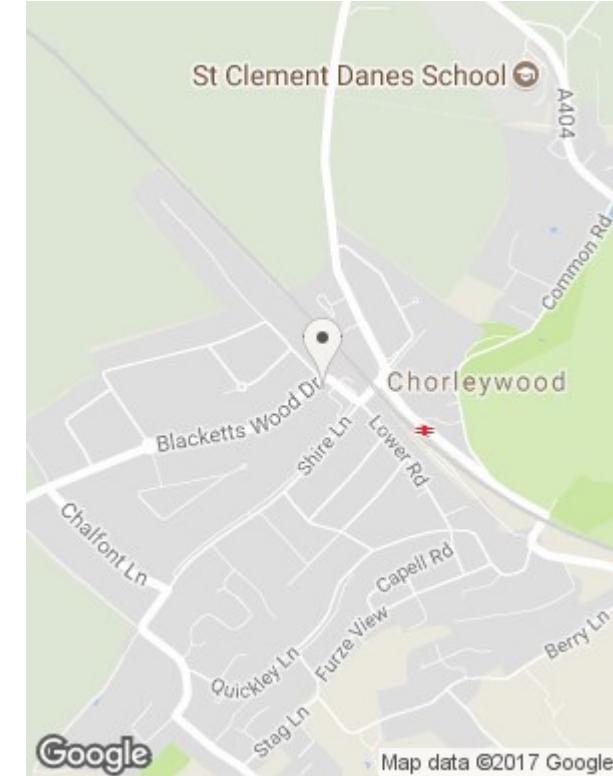




Total area: approx. 72.3 sq. metres (777.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area usually includes all areas shown on the plan including garages and outbuildings. 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.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

01908 646699

bletchley@carters.co.uk

carters.co.uk

194 Queensway, Bletchley, MK2 2ST

OnTheMarket.com rightmove.co.uk
The UK's number one property website

The Property Ombudsman

FINE COUNTRY
financo.uk.com

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

