



First floor retirement apartment in Cedars Village

17 Woodland Place, Chorleywood, Rickmansworth, Hertfordshire, WD3 5GH

Leasehold



Entrance hall • sitting room • kitchen • utility • master bedroom with en suite shower room • bedroom 2 • bathroom • lift and stairs to first floor • communal facilities • communal grounds • EPC rating = C

Situation

Cedars Village is located in a sought after location just off the Common. The magnificent Grade II listed mansion house is the focal point for village life and Woodland Place is one of the blocks of apartments offering independent living for the over 60s. Chorleywood Station provides both the Metropolitan Line and Chiltern Turbo to London. The village centre offers a range of shops, cafes and restaurants. Access to the M25 at Junction 18 is a short drive.

Description

17 Woodland Place is a first floor apartment completely refurbished, redecorated and re-carpeted and ideal to move into straight away.

The entrance hall has a wall-mounted 24 emergency assistance phone. There is access to a boarded loft and small utility room. The sitting room features a Juliette balcony with south east facing views over woodland. The brand new kitchen is fitted with an excellent range of matching wall and floor units and integrated Bosch appliances including a fridge/freezer, oven, 4-ring ceramic hob and extractor with space for a dishwasher. The master bedroom has a built-in wardrobe and a new en suite shower room. Bedroom two

also has a built-in wardrobe and cupboard housing the boiler. The bathroom has a white three piece suite.

Outside

There are lovely communal parkland grounds of about 22 acres and the Mansion House is close by. The Mansion House is the focal point with a Victorian conservatory, panelled library, restaurant, snooker room and convenience store. Parking is available on a first come first served basis.

Purchasers Note

NB: there is a 12.5% resale fee. Please discuss this with the agent. Purchasers must be 60 years or older and also subject to acceptance with the Village Manager.

Charges

Service charge £1426 per quarter includes buildings insurance

Ground rent £255 pa
Lease 74 years

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

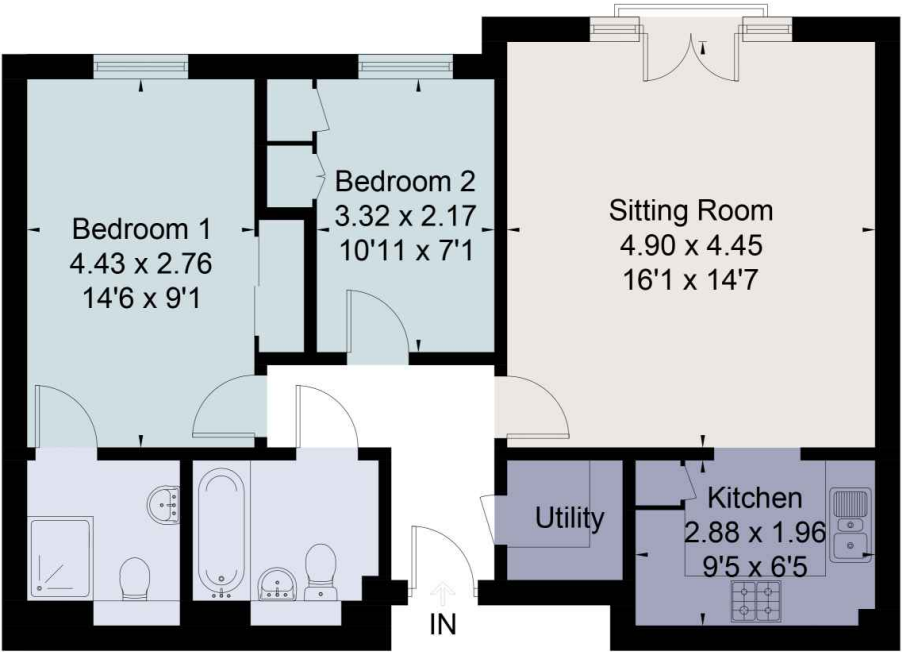
Viewing

Strictly by appointment with Savills.





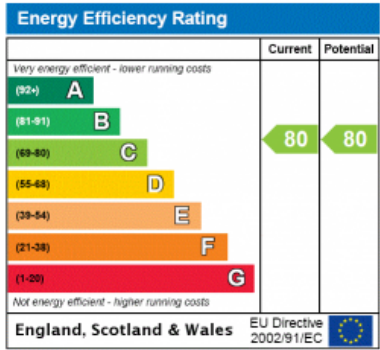
Approximate Area = 68.6 sq m / 738 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)
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First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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