



JOHN ROBERTS & Co
estate agents



2 Grenville Court, Chorleywood, WD3 5PZ
Guide Price £399,950





2 Grenville Court

Chorleywood, WD3 5PZ

- WELL PRESENTED THREE BEDROOM APARTMENT
- FIRST FLOOR PROPERTY IN DESIRABLE DEVELOPMENT
- CONVENIENT VILLAGE LOCATION CLOSE TO STATION AND POPULAR PRIMARY SCHOOL
- BRIGHT SITTING/DINING ROOM WITH FULL HEIGHT WINDOWS
- KITCHEN WITH FITTED APPLIANCES
- COMMUNAL GARDENS & GARAGE & PERMIT PARKING
- GAS CENTRAL HEATING
- EPC: C
- NO ONWARD CHAIN/SHARE OF FREEHOLD

A highly desirable three-bedroom first floor flat close to the village centre with no onward chain. This spacious apartment is in a sought-after development and comes with a garage.

Entry phone system and communal entrance hall with carpeted stairs to the front door. Private entrance hall with entry phone and useful storage cupboard as well as a deep coat cupboard. Large sitting/dining room with full height window. Kitchen with limed oak effect wall and base units, with a laminate worktop. Bosch Induction hob with extractor and integrated electric oven, fridge and slim-line dishwasher. Space for washing machine. Three bedrooms, all with fitted wardrobes. Bathroom with white suite and shower over the bath and obscured glazed window. Communal gardens and a single garage in a nearby block in addition to one parking space requiring a residents' permit. This conveniently located apartment comes with the added benefit of a share of the freehold and no onward chain.



LOCATION

Chorleywood is a popular place to live, offering the perfect combination of beautiful countryside with close proximity to central London. As well as excellent rail links on both the Metropolitan Line into the city and Chiltern Line to Marylebone, there's also easy access to the M25 at Junctions 17 and 18. Heathrow is also close by.

Sought-after schooling for all ages, both state and private, is just one reason families choose to live here, and the village centre offers a selection of independent shops and cafes. Leisure facilities include Chorleywood Common with almost 200 acres of woodland and grassland. The Chorleywood House Estate is a nature reserve with ancient woodland and footpaths to the beautiful River Chess. In addition, there are clubs for football, cricket golf and tennis for all ages.

COUNCIL TAX BAND

Three Rivers District Council- Band D : £2316.10 (2025-2026)

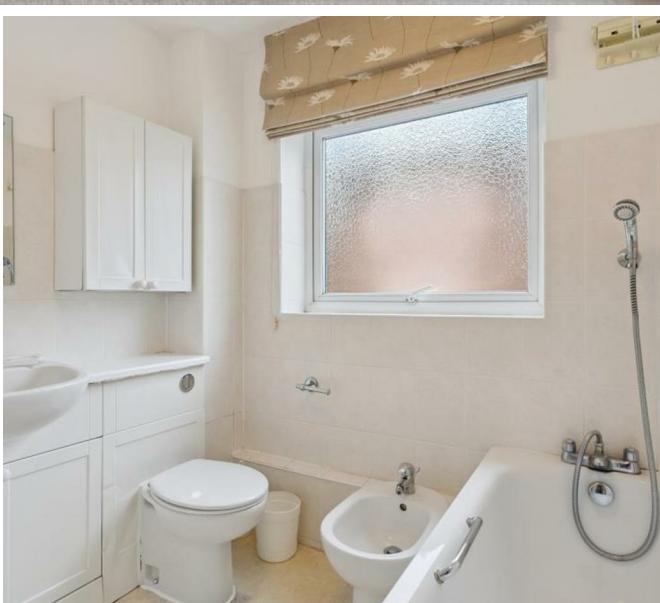
OTHER INFORMATION

Share of Freehold
Service Charge - £2,159.92 PA

VIEWINGS

By appointment only please via the Vendors' Agents, John Roberts & Co, 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

Opening times: Monday to Friday 9:00am to 6:00pm Saturday 9:00am to 4:00pm.





Authorised
Permit
Holders
Only

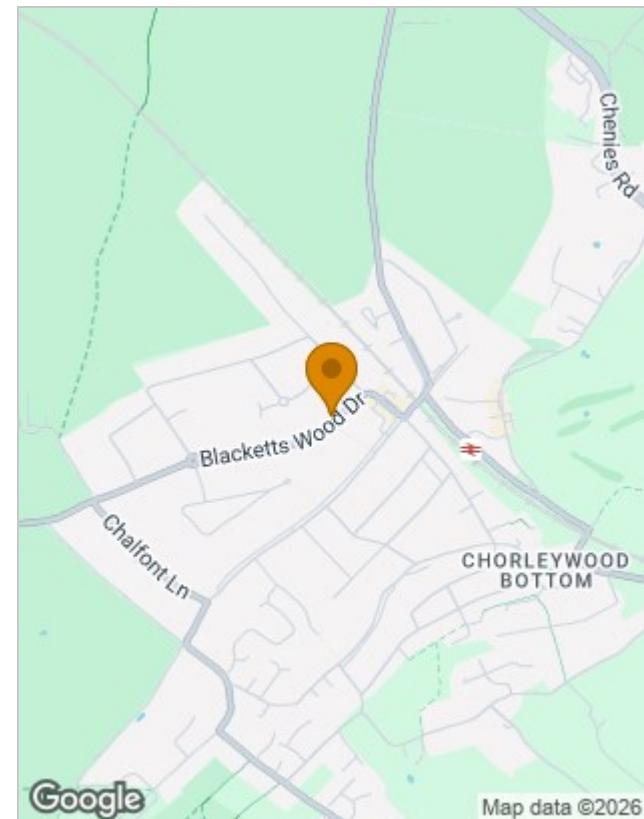
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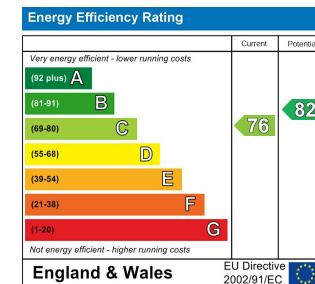
Floor Plans



Location Map



Energy Performance Graph



Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.