



Southam Mews, Croxley Green, WD3

£370,000 Share of Freehold

GATED DEVELOPMENT • OPEN PLAN LIVING ROOM/KITCHEN • TWO BEDROOMS • MODERN BATHROOM • UNDERFLOOR HEATING THROUGHOUT • ONE ALLOCATED PARKING SPACE • VISITOR PARKING

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



We are pleased to offer for sale this TWO BEDROOM SECOND FLOOR APARTMENT, situated within this gated development, only minutes from Croxley station.

The entrance hall provides access to all rooms within the apartment. There is an open plan living room/kitchen, with integrated appliances and breakfast bar to section off the kitchen area. There are two good-sized bedrooms, with bedroom one benefitting from built-in wardrobes. There is also a modern bathroom and underfloor heating throughout the property.

Southam Mews is a gated development, with an entry-phone system for access and there is one allocated parking space, plus additional visitor parking bays.

Located in this popular yet quiet residential area, close to the Station plus the burgeoning cafe culture of Croxley Green to include The Kitchen, Perch & Co Coffee House and Deli, The Grocer, Anchor, Tap & Bottle and The Green Stores, this is fast becoming a family hotspot. There are leisure facilities nearby on The Green, whilst Croxley Metropolitan Line Station is approximately half a mile away. The M25 can be reached via a drive to Junctions 17 or 18 whilst there is quality schooling nearby.

Nearest Station: 0.1 miles - Croxley Station

Council Tax band: D

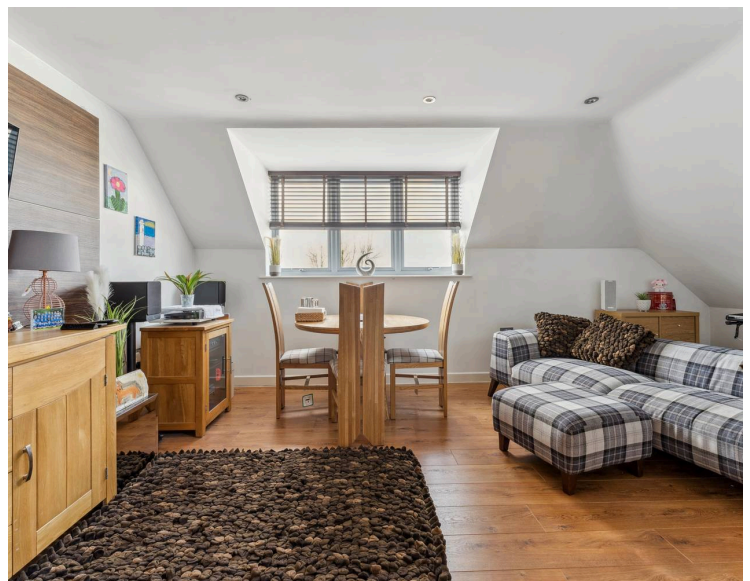
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Remaining Lease Length: Approx. 108 years remaining

Annual Service Charge: Approx. £1572.00 per annum

Annual Ground Rent: Approx. £100.00 per annum



Approximate Gross Internal Area = 63.2 sq m / 680 sq ft

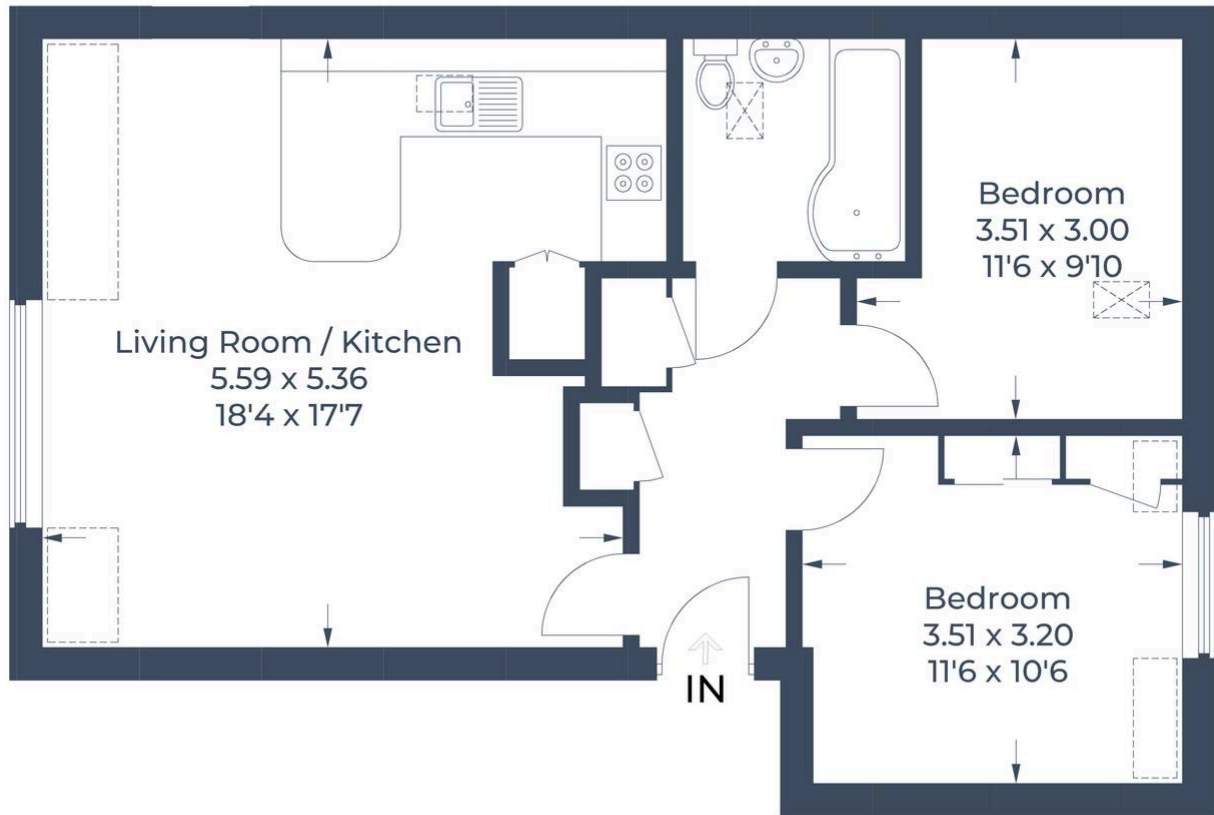


Illustration for identification purposes only,
measurements are approximate, not to scale.
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.