

**TOLVIR
HOMES**

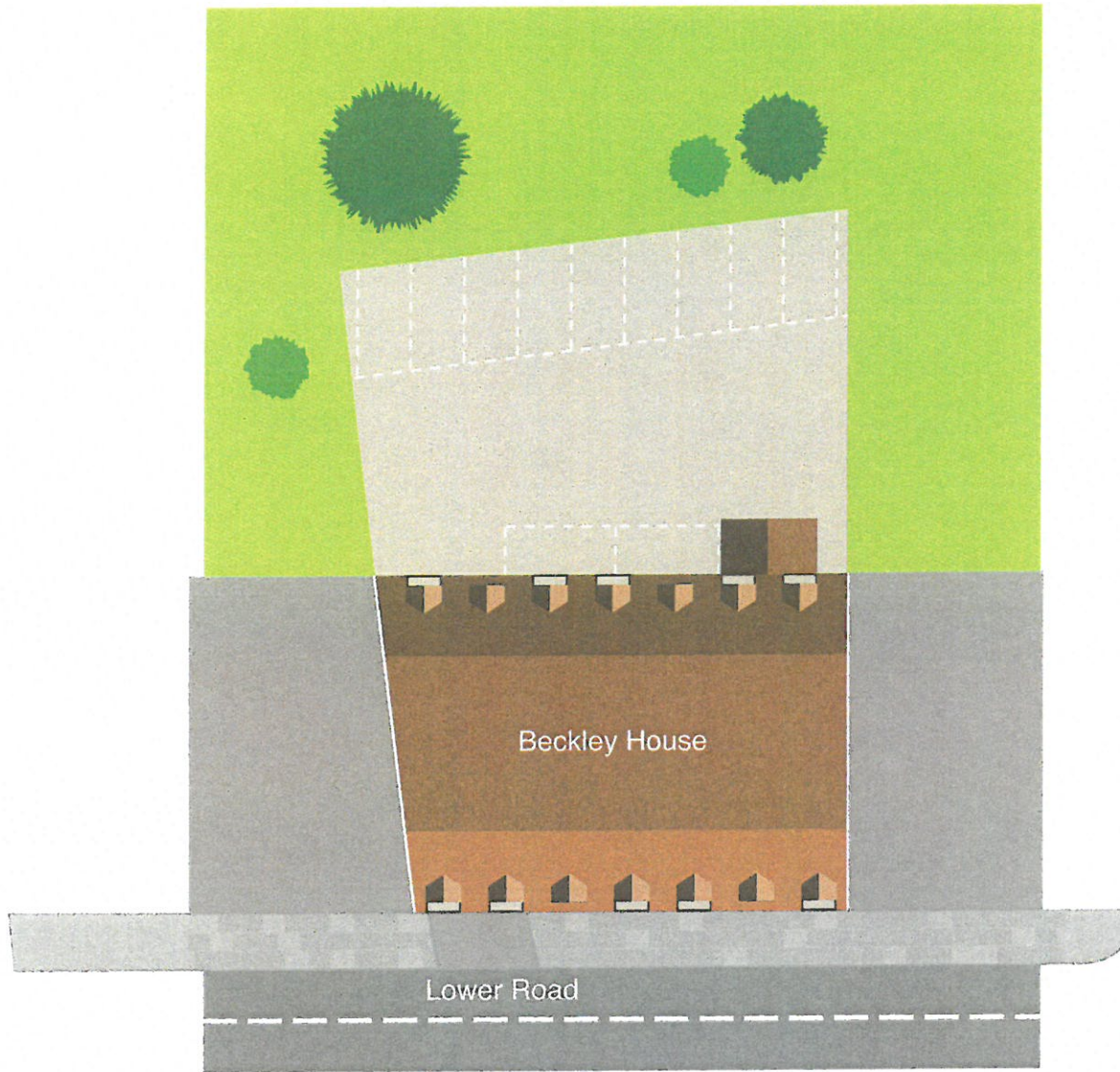
Beckley
Apartments



Beckley Apartments

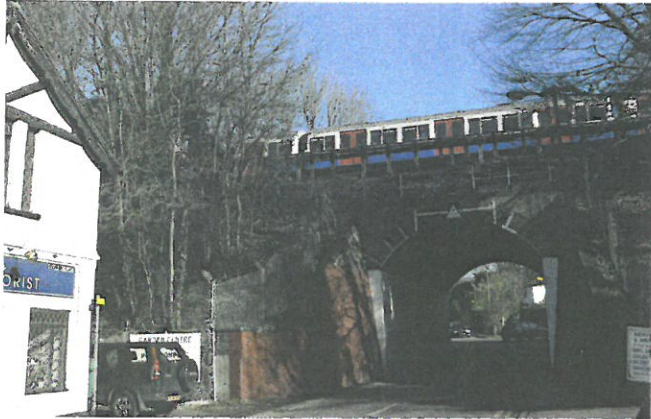
A luxurious development of nine 1 & 2 bedroom apartments situated in the picturesque village of Chorleywood



Plot Overview



Nestling in a small valley on the edge of the Chilterns, surrounded by beautiful countryside, historic Chorleywood is a small town with a big personality.

Chorleywood



 Oxford University's 2004 survey of neighbourhoods named Chorleywood West the "happiest place to live" in the UK. 

Location

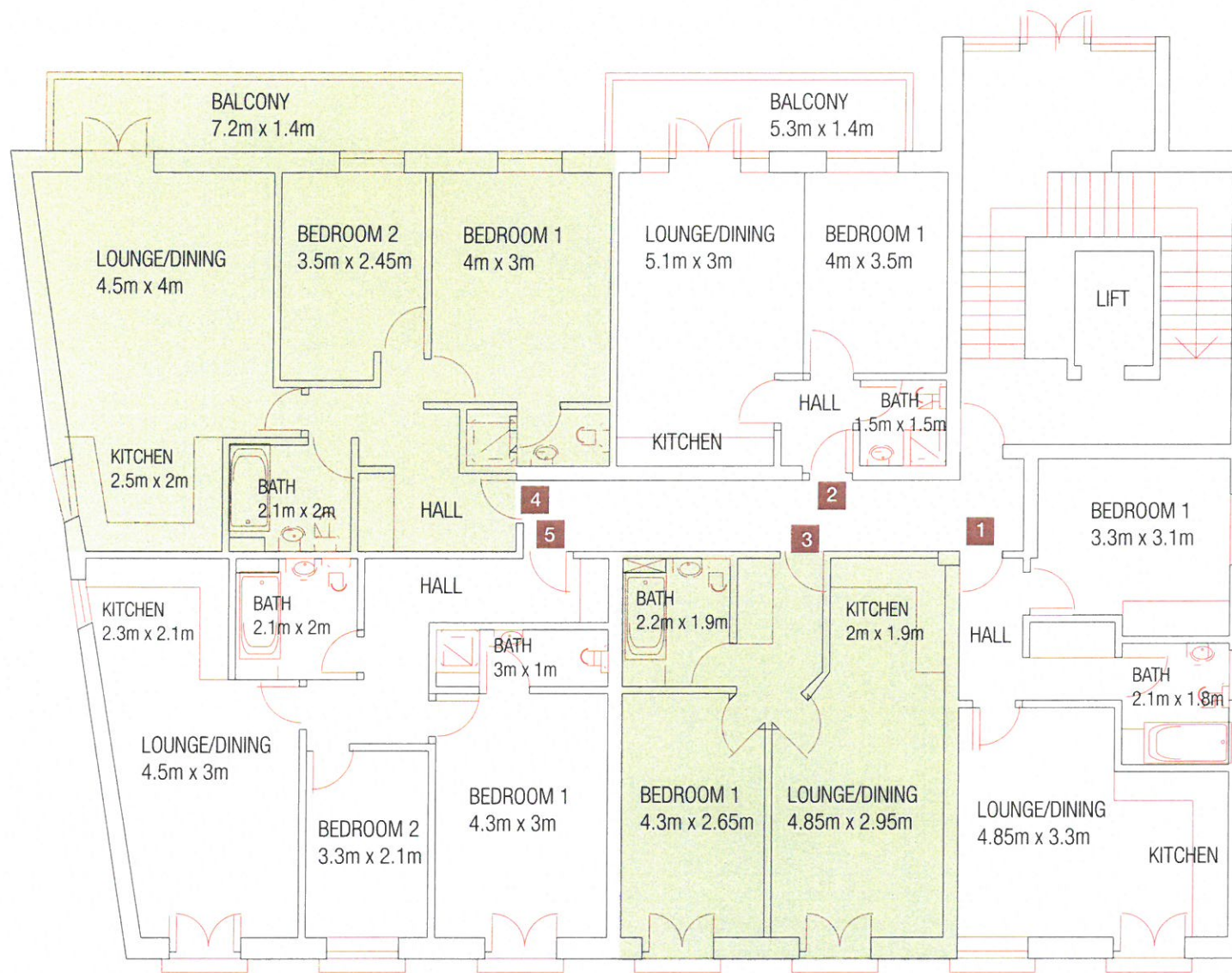
Originally a Roman village built using the local flint, in Saxon times Chorleywood became known as 'Cerola Leah', a meadow in a clearing. Situated on the border of south west Hertfordshire and Buckinghamshire, Chorleywood offers good walking, cycling and horse-riding country as well as lawn tennis and Chorleywood Golf Club. Chorleywood Common, a 200-acre wooded County Heritage Site, hosts significant wildlife. Its grassland, used for cattle grazing from Medieval times up until the 1920s, is now an idyllic setting for family recreation, golf and cricket.

Catering for a population of 9,200, Chorleywood's shops and businesses offer an interesting range of produce and services: from independent butchers, fishmongers and bakers to specialist craft and music shops, boutiques and delis. And a variety of good local pubs and restaurants tempt every taste.

Chorleywood is particularly well served for education. Its state schools are all praised for their high standards – well above the national norm, and there are several nursery schools, a grammar school and private schools nearby.

With its enviable location, only a mile from the M25 and less than 20 miles from central London, it's no surprise that Oxford University's 2004 survey of neighbourhoods named Chorleywood West the "happiest place to live" in the UK.

First Floor Apartments



Apartment One

BEDROOM 1 - 3.3m x 3.1m / 10'-10" x 10'-10"
LOUNGE/DINING - 4.85m x 3.3m / 16'-1" x 10'-10"

Apartment Two

BEDROOM 1 - 4m x 3.5m / 13'-1" x 11'-6"
LOUNGE/DINING/KITCHEN
5.1m x 3m / 16'-7" x 9'-10"

Apartment Three

BEDROOM 1 - 4.3m x 3m / 14'-3" x 10'-10"
LOUNGE/DINING - 4.85m x 2.95m / 15'-8" x 9'-9"
KITCHEN - 2m x 1.9m / 6'-6" x 6'-2"

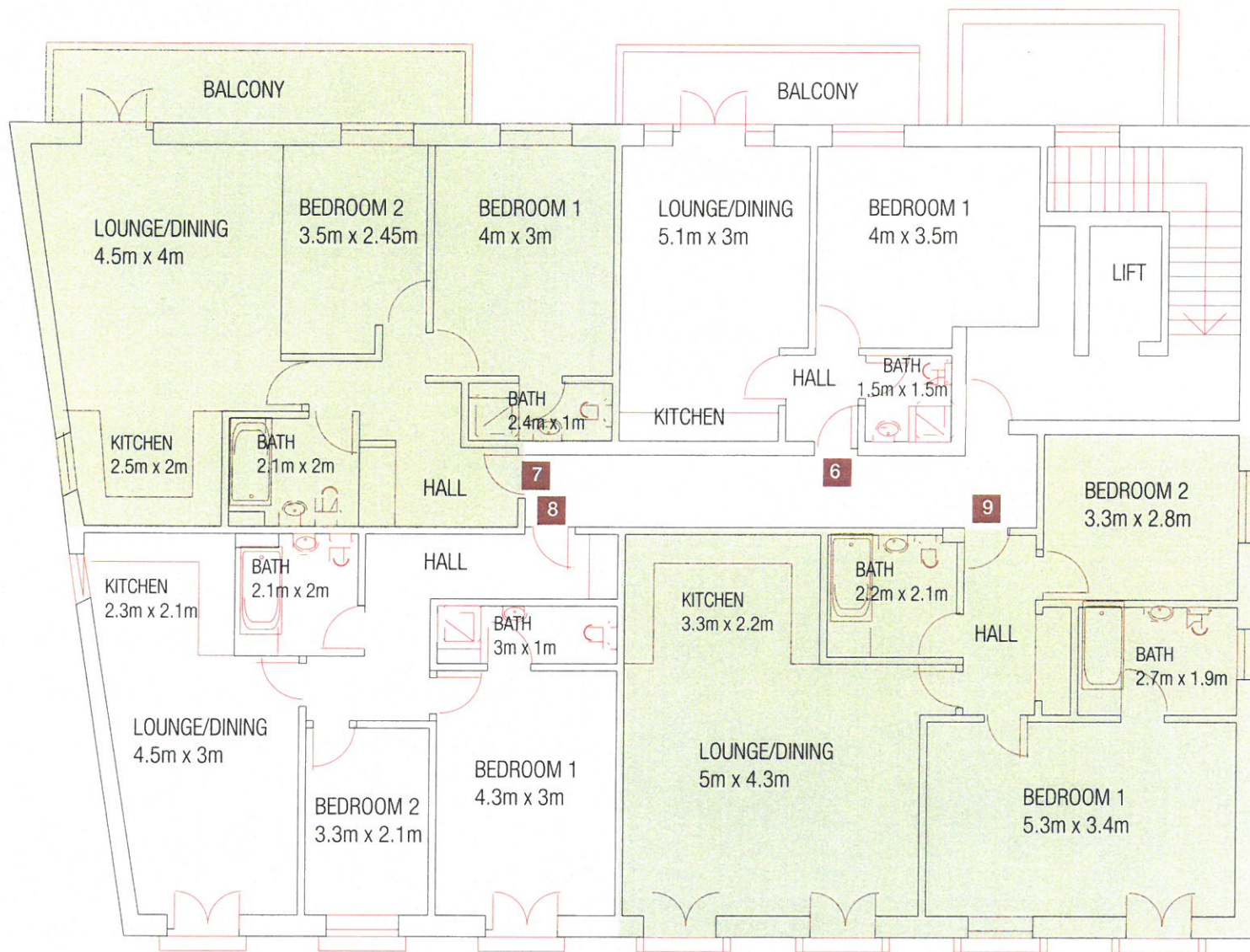
Apartment Four

BEDROOM 1 - 4m x 3m / 11" x 9'-9"
BEDROOM 2 - 3.5m x 2.45m / 11'-5" x 8'-2"
LOUNGE/DINING - 4.5m x 4m / 12'-8" x 11'
KITCHEN - 2.5m x 2m / 8'-2" x 6'-6"

Apartment Five

BEDROOM 1 - 4.3m x 3m / 14" x 9'-9"
BEDROOM 2 - 3.3m x 2.1m / 10'-9" x 7'
LOUNGE/DINING - 4.5m x 3m / 14'-8" x 9'-9"
KITCHEN - 2.3m x 2.1m / 7'-8" x 7'

Second Floor Apartments



Apartment Six

BEDROOM 1 - 4m x 3.5m / 13' x 11'-5"
LOUNGE/DINING - 5.1m x 3m / 16'-7" x 9'-9"

Apartment Seven

BEDROOM 1 - 4m x 3m / 11' x 9'-9"
BEDROOM 2 - 3.5m x 2.45m / 11'-5" x 8'-2"
LOUNGE/DINING - 4.5m x 4m / 12'-8" x 11'
KITCHEN - 2.5m x 2m / 8'-2" x 6'-6"

Apartment Eight

BEDROOM 1 - 4.3m x 3m / 14' x 9'-9"
BEDROOM 2 - 3.3m x 2.1m / 10'-9" x 7'
LOUNGE/DINING - 4.5m x 3m / 14'-8" x 9'-9"
KITCHEN - 2.3m x 2.1m / 7'-8" x 7'

Apartment Nine

BEDROOM 1 - 5.3m x 3.4m / 17'-3" x 11'-1"
BEDROOM 2 - 3.5m x 2.45m / 11'-5" x 8'-2"
LOUNGE/DINING - 3.3m x 2.8m / 1'-3" x 14'
KITCHEN - 3.3m x 2.2m / 10'-9" x 11'-4"

Sales Specification



Kitchens

- Luxury fitted kitchens.
- Stainless Steel oven, hob and hood.
- Fully integrated fridge freezer.
- Plumbing for dishwasher.
- Plumbing for washer/dryer.
- Ceramic floor tiling.
- Ceramic wall tiling between work surfaces and u/s of wall units.
- Stone work surfaces.
- Fully integrated washer/dryer package. Choice of wall and floor tiling (subject to construction page).
- Dishwasher extra.

Bathrooms

- White sanitary ware.
- Thermostatic showers to all bathrooms/en-suites – electric.
- Chrome heated towel rails.
- Mirrors to all bathrooms/en-suites.
- Full height wall tiling to bathrooms (full height around bath and showers).
- Choice of wall tiling (subject to construction page).
- Ceramic flooring.

Security and Peace of Mind

- Pre-wired for alarm system to each unit.
- Video door entry system.
- NACOSS approved alarm system. **Extra.**
- Option for monitored alarm system.
- 10 year NHBC municipal warranty upon building completion.
- Smoke alarms to hallway areas, hardwired to mains with battery back up.
- Lockable, high performance windows and doors.

Heating

- Gas central heating system throughout.

Home Entertainment & Communications

- TV points to lounge and all bedrooms.
- Wiring to allow digital/satellite signal in lounge to be viewed in all bedrooms.
- Wire only for plasma TV and surround sound system to lounge.
- Full home cinema package including, plasma TV screen and surround sound speak system. **Extra**
- Telephone points to lounge.
- CAT-5 smart home wiring throughout.
- High ceilings throughout.

Quality fittings

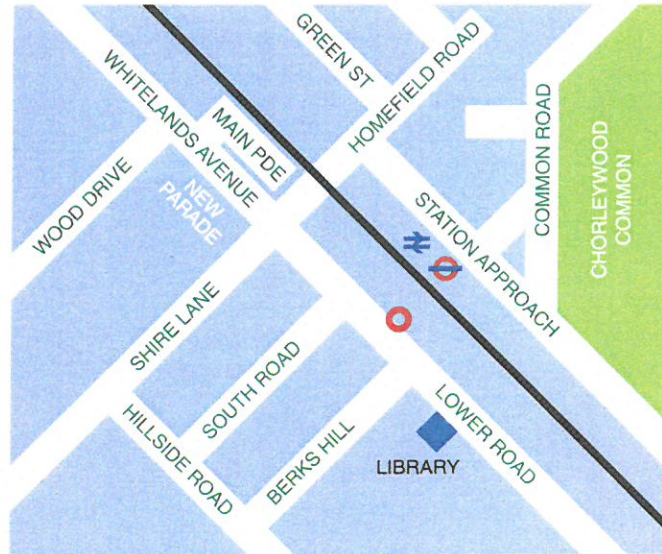
- Low voltage down lighters to kitchen, bathrooms and lounge.
- Chrome plated light switches.
- Fitted wardrobe to bedrooms. **Extra.**
- Coving throughout (except wet areas).
- Polished chrome ironmongery.
- Wood flooring/carpets. **Extra.**

External features

- Electrically operated entrance gates.
- Parking space for each flat.
- Lockable bicycle storage.
- Front and rear entry to flats.
- Common area with LED wall lighting.
- Quality lift to both floors.
- Balcony to all flats.

How to Find Beckley Apartments

Beckley Apartments is situated at 41 Lower Road, Chorleywood



Rail Links:

Chorleywood station is served by both the Metropolitan line and Chiltern Railways to London Marylebone: easy commuting to central London in 30 minutes. You also have the motorway network close by, giving access to airports at Stansted, Luton, Heathrow and Gatwick

Road Links:

A major factor in Chorleywood's popularity is its proximity to the rest of the world: with the M25 only a mile away and the train and tube station centrally located, you're never far from anywhere.

Leisure:

Just five miles away, the large bustling town of Watford boasts excellent shopping facilities, a thrice-weekly market and a vibrant nightlife. The smaller towns of Rickmansworth, two miles away, and Amersham, four miles away, offer further opportunities for leisure and shopping.



Beckley
Apartments

Parkheath New Homes
2 Station Road, Rickmansworth, Herts, WD3 1QZ
Tel: 01923 776 400 Fax: 01923 775 828

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