

Two bedroom two bathroom apartment.

Entrance Hall | Lounge | Kitchen | Two Bedrooms (one with En-Suite Shower Room) | Bathroom | Utility Room | Balcony | Covered Parking Space | Additional visitors | Parking | Security Entry System | Lift To All Floors

Guide Price £380,000 Leasehold

Description

A beautiful and contemporary bright and spacious two bedroom two bathroom top floor apartment located in the sought after location of West Watford.

The property features include a spacious living room benefitted by wood laminate flooring with access to an astro-turfed private balcony offering far reaching views. An archway from the living room flows into a fully integrated kitchen with ample units and fitted appliances. There are two double bedrooms, the master with shower en-suite facilities and a further family bathroom. A utility room completes the apartment.

The apartment comes with a covered parking space and additional visitors parking.

Location

Watford town centre is approximately I.I mile distance with its excellent selection of shops, including The INTU Centre. Transport facilities include the Metropolitan Line at Watford Station and the Main Line to Euston from Watford Junction. Junction 19 of the M25 is approximately I.25 miles distance, connecting with the national motorway network and airports. There are a good selection of schools, both state and private to include Watford Boys and Girls Grammar Schools.

Additional Information

Local Authority: Watford Borough Council.

The vendor informs us that the following information is correct. Should you wish to proceed with the purchase of this property, these details must be verified by your Solicitor.

Unexpired Term of Lease - 139 years. Service Charge - £1530 per annum. Ground Rent - £75 per annum. Council Tax - Band D.



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Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (924) A (924) A (924) B England, Scotland & Wales EU Directive 2002/91/EC





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FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.















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