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ROBERTSON
PHILLIPS

Estate Agents



King Street, Watford

Guide Price £275,000



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EXCELLENT CENTRAL LOCATION

NO UPPER CHAIN.. A One Bedroom Ground Floor Maisonette situated within this attractive, secure development in Watford town centre. An ideal investment or property for a first time buyer. Watford's up and coming high street is just a moments walk away with an abundance of shops, restaurants, gym, cinema, golf, bowling complex, transport, station and supermarkets to choose from.

Although requiring a full refurbishment throughout this property is positioned in a secure gated location with private parking and could achieve a rental income of up to £1250 PCM. Features include double glazing, video entry phone system and outside space to the side of the property.



Ground Floor

Entrance Hall leading into lounge/diner

Lounge/Diner 3.87m (12'8") x 2.67m (8'9")
Window to front, open plan, door to:

Kitchen 2.84m (9'4") x 1.70m (5'7")

Bathroom

Bath with shower over, pedestal wash hand basin and w/c.

Bedroom 3.86m (12'8") x 2.93m (9'7")

Window to rear, cupboard with double doors.
Boiler located inside.



Outside Space

Communal area, mainly laid to lawn with an area to dry your washing.

Service Charge

£1800 Per Annum

Allocated Parking Space

Council Tax Band: C

EPC Rating: C

Tenure: Share of Freehold

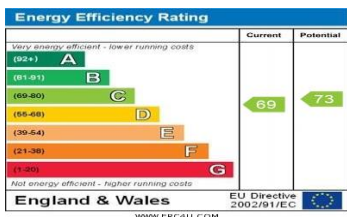
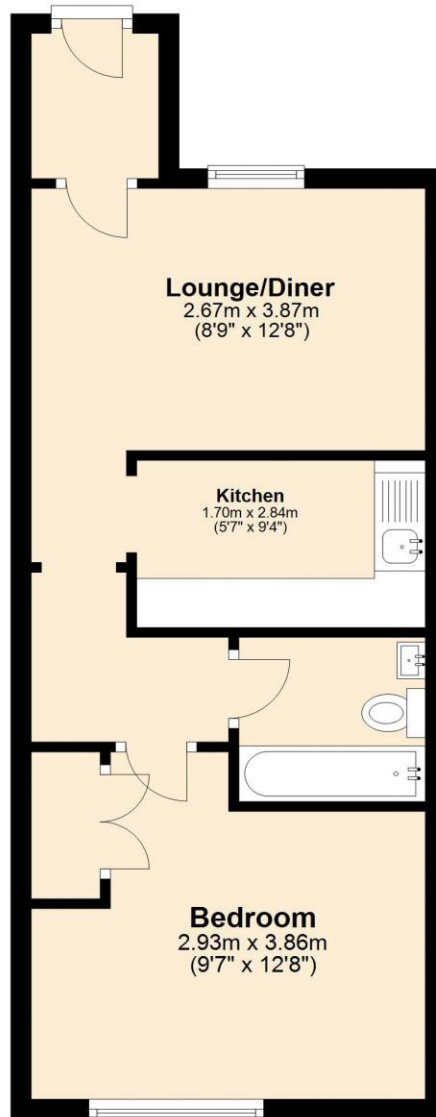


KEY FEATURES:

- Allocated Parking
- Gated premises
- Entry phone System
- One Bedroom
- Kitchen
- Lounge
- Share of Freehold
- Bathroom
- Refurbishment Required

Ground Floor

Approx. 37.8 sq. metres (407.2 sq. feet)



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.