

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Eastbury Road, Watford

£1,325 P.C.M

Key Features include:

- One Bedroom
- First Floor
- Gas Central Heating
- Double Glazing
- Entryphone System
- Communal Gardens
- Parking For One Car To Rear
- Furnished

Property Overview:

This ultra contemporary ONE DOUBLE bedroom first floor apartment is situated in Watford within walking distance to Bushey overground station and a short distance to Watford Town Centre with its array of shops and restaurants.

Accommodation:

Entrance Hall

Window to side, laminate flooring, door to Storage cupboard.

Shower Room

With shower cubicle, vanity wash hand basin with cupboards/drawers under, mixer tap, tiled surround, mirror with LED lights, low-level flush WC and ceramic tiled flooring.

Bedroom 13' 7" x 10' 3" (4.14m x 3.12m)

Bay window to front, blinds, laminate flooring, fitted wardrobes and double bed with mattress.

Lounge/Dining Room 13' 1" x 11' 3" (3.98m x 3.43m)

Window to rear, laminate flooring, blind, sofa, table with three chairs and book case.

Kitchen 11' 5" x 6' 0" (3.48m x 1.83m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer, mixer tap, integrated dishwasher, freestanding fridge/freezer, washing machine, fitted electric fan assisted oven, four ring gas hob with extractor hood over, window to rear and laminate flooring.

Outside

Communal garden and off street parking for one car.

Council Tax Band: B

EPC Rating: C



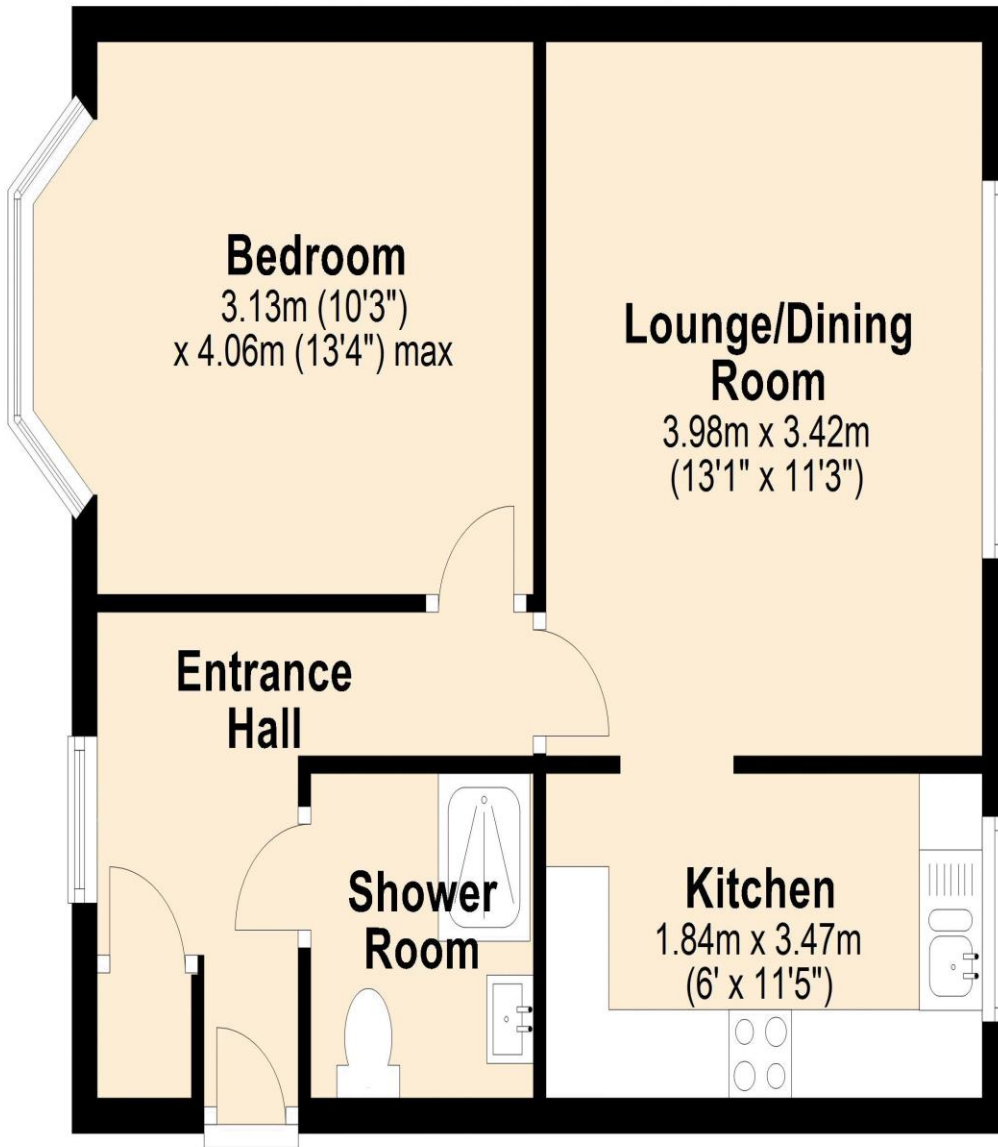


To arrange a viewing call:
020 8421 4847

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First Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



Total area: approx. 42.3 sq. metres (455.8 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

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.