

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8428 7161

Email: pinner@robertsonphillips.co.uk

Harrow: 020 8863 1122
Lettings: 020 8421 4847


**ROBERTSON
PHILLIPS**
Estate Agents



St. Albans Road, Watford

£265,000



www.robertsonphillips.co.uk



A bright and airy one bedroom flat, perfect for singles or couples looking for comfort and style. The open-plan living and kitchen area is bathed in natural light, leading out to a private balcony – ideal for morning coffee, evening relaxation, or even a few potted plants.

The bedroom is spacious, featuring ample storage and a cosy ambiance. The sleek, modern bathroom offers clean lines and high-quality fixtures. With neutral décor throughout, this flat is a blank canvas ready to be personalized.

Located in a quiet, well-maintained building, the property is close to local shops, transport links, and green spaces – making it the perfect blend of convenience and calm.



Second Floor

Bedroom 1 14' 1" x 10' 5" (4.29m x 3.17m)

Spacious bedroom with window to side and fitted wardrobe.

Bathroom

Fitted with three-piece suite comprising pedestal wash hand basin, tiled shower enclosure with fitted shower and mixer tap, low-level WC and heated towel rail.

Kitchen/Diner 18' 8" x 13' 1" (5.69m x 3.98m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, fitted integrated fridge/freezer, dishwasher and automatic washing machine, electric fan assisted oven, four ring gas hob, window to rear, window to side.



Balcony 14' 1" x 3' 10" (4.29m x 1.17m)
Generous sized balcony with sliding door.

Council Tax Band: C
EPC Rating: B
Tenure: Leasehold

Parking
One allocated space within the carpark.

Service Charge - £1,069.00

Ground Rent - £500.00

Management company - Red Rock

Freeholders - W E Black Ltd

Lease Details
125 years from 2018

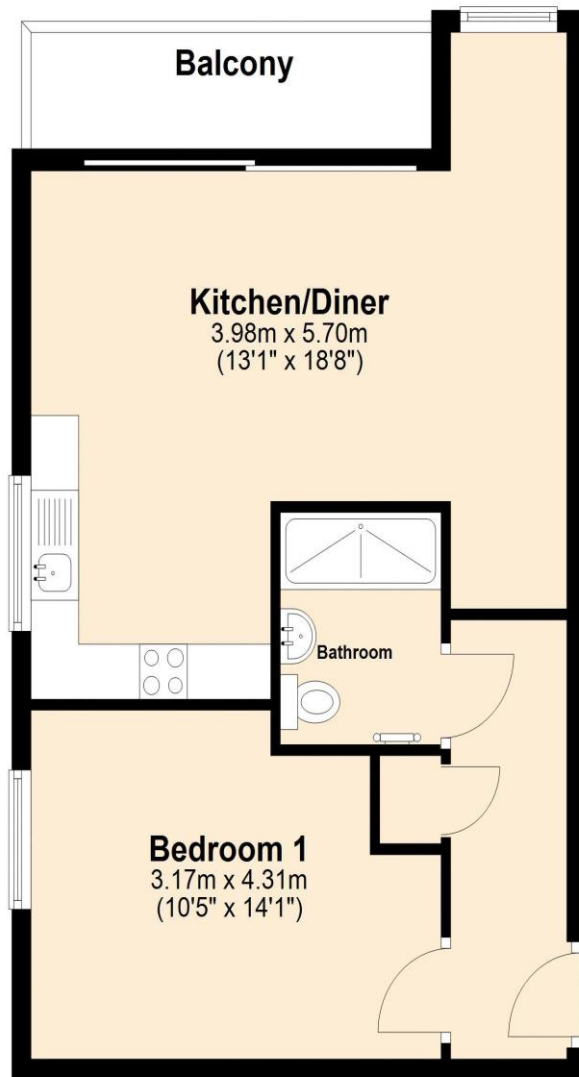


KEY FEATURES:

- Modern Apartment
- Lift
- Allocated Parking
- Balcony
- One Bedroom
- Shower Room/wc
- Open plan Kitchen/lounge

Second Floor

Approx. 47.3 sq. metres (509.4 sq. feet)



Total area: approx. 47.3 sq. metres (509.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

