



**Oliver
Minton**
Sales & Lettings

**22 Severn Way
Watford**

Herts WD25 0DJ

Asking Price £295,000



159 year EXTENDED LEASE - A super 2 bedroom first floor maisonette in this excellent Garston location, just off Sheepcot Lane, offering convenient access to the M1, M25, A404 and A41. There are good and outstanding primary and nursery schools within half a mile. This would be a great purchase for First Time Buyers and investment buyers alike. With the benefit of a garage en-bloc and 2 sections of owned garden areas, this well presented home features it's own front door with stairs up to hallway, main bedroom with fitted furniture, bedroom 2/dining room, modern shower room, fitted kitchen, a good size lounge and loft storage space. There is uPVC double glazing and gas central heating to radiators.



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ENTRANCE

Front door with staircase to First Floor.

L-SHAPED HALLWAY

Radiator. Door to built-in storage cupboard. Access hatch to boarded and insulated loft with loft ladder, power and light connected.

BEDROOM ONE

3.91m x 2.95m (12'10 x 9'8)

Large uPVC double glazed window. Radiator. Excellent range of fitted double wardrobes with matching drawer units and bedside cabinets.

BEDROOM TWO / DINING ROOM

2.54m x 2.08m (8'4 x 6'10)

uPVC double glazed window. Door to recessed storage cupboard housing wall-mounted gas fired boiler and space and vent for tumble dryer.

SHOWER ROOM

1.91m x 1.68m (6'3 x 5'6)

Large shower area with glazed shower screen. Modern white suite comprising WC with concealed cistern and wash hand basin with cupboard under. uPVC double glazed obscure window. Ceramic tiled floor. Inset ceiling lights. Chrome heated towel rail.

LOUNGE

4.39m x 3.35m (14'5 x 11'0)

Large uPVC double glazed picture window with fitted 'Hilarys' plantation shutterblinds. Radiator. Chimney breast with fireplace and fitted gas fire.

KITCHEN

2.72m x 2.49m (8'11 x 8'2)

Dual aspect uPVC double glazed windows with fitted 'Hilarys' plantation shutterblinds. Modern range of fitted wall, base and drawer units with work surfaces incorporating sink unit and built-in gas hob with extractor hood above and built-in double oven below. Recess for fridge/freezer. Plumbing for washing machine. Part tiled walls.

OUTSIDE

GARDEN

There is a triangular shaped owned area of lawn to front of property - see plan. Also a further small area of lawn to the rear for washing line.

GARAGE EN-BLOC

Single garage en-bloc to rear of building, with up and over door.

AGENTS INFORMATION NOTES

There is gas central heating to radiators, mains drainage and water.

LEASE - The owners have started the process of extending the lease by a further 90 years to 159 years and this will be done at their expense.

GROUND RENT - £100 per annum. There is NO SERVICE CHARGE.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



Road Map



Hybrid Map



Terrain Map



Floor Plan

GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 483 sq.ft. (44.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
Made with Metropix C3024

Tenure: Leasehold

Council Tax Band: C

Viewing arrangements

Strictly by appointment

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View all our properties at www.oliverminton.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

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