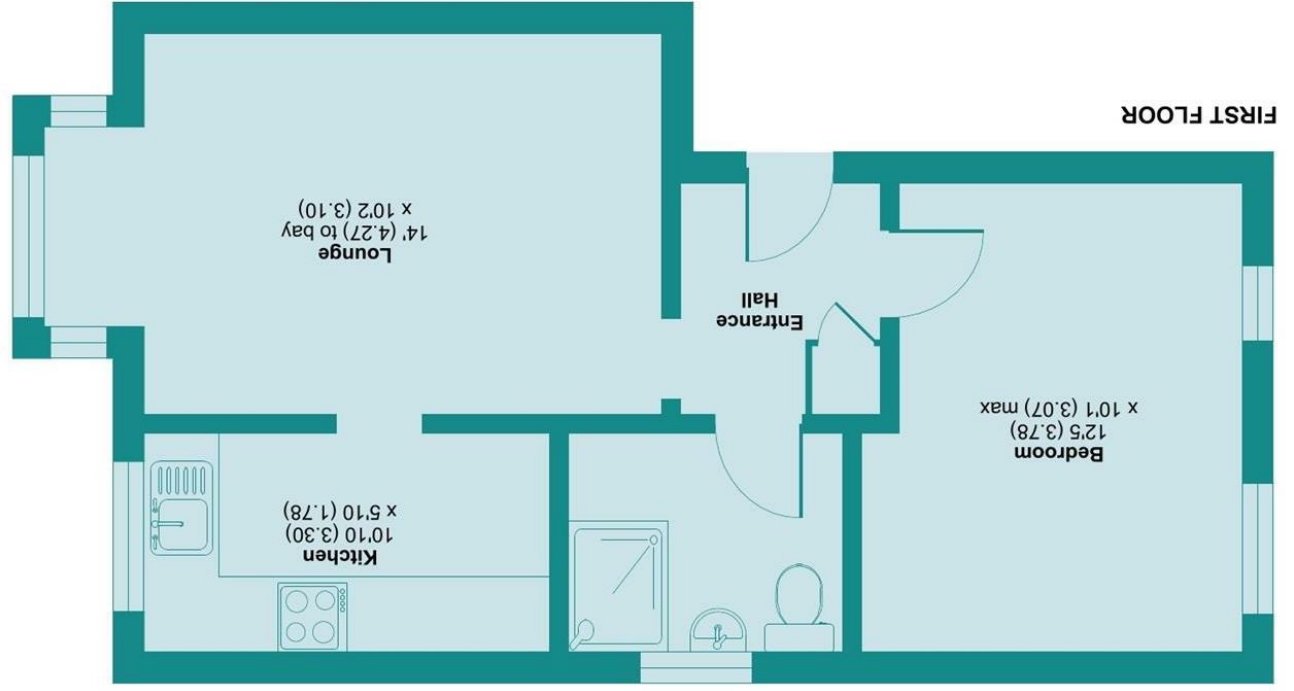


Certified Property Measurement
RICS
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhd.com 2024. Produced for James Estate Agents. REF: 1112240



Approximate Area = 436 sq ft / 40.5 sq m
For identification only - Not to scale

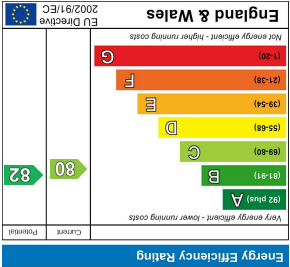
Explorer Drive, Watford, WD18 6GX

LOCAL AUTHORITY
Watford Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
C

VIEWS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



GUIDE PRICE
£225,000
EXPLORER DRIVE
WATFORD, WD18 6GX

PROPERTY SUMMARY

A stylish first floor one bed apartment which has been comprehensively upgraded over recent years. Situated on popular residential development just a short walk to local shops. Easy access to Watford Met station, Watford Hospital & Watford Town Centre. This flat offers comfortable living space spanning 436 sq ft. to include a hallway, lounge, modern kitchen and upgraded shower room. Whether you're a first-time buyer, looking to downsize, or seeking an investment opportunity, this property has the potential to meet your needs. Parking and communal gardens. Lease: 95 years remaining, Ground rent: £250 PA, Service charges: £1699.92 PA

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