

# HARRY CHARLES

Property Specialists



Tantivy Court, Watford, WD17 2QW

**Price £245,000**



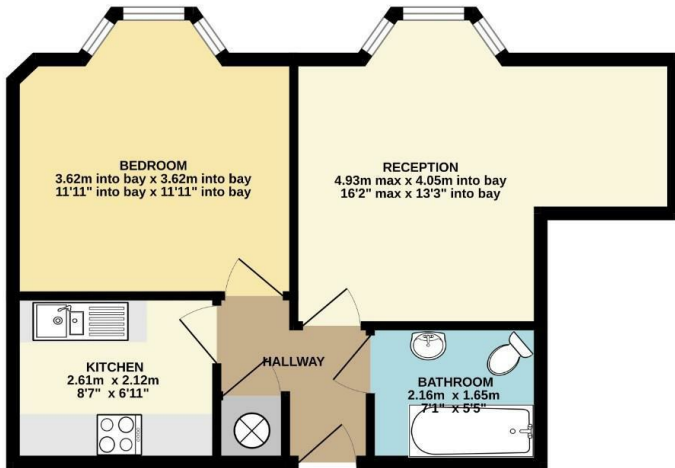
\*\* GROUND FLOOR ONE DOUBLE BEDROOM APARTMENT - LOUNGE/DINER WITH BAY - SEPARATE KITCHEN - DOUBLE BEDROOM WITH BAY - BATHROOM - GATED UNDERGROUND PARKING SPACE - COUNCIL TAX BAND C - SECURITY INTERCOM ENTRANCE - 108 YEARS REMAIN ON LEASE - NO UPPER CHAIN \*\* We are delighted to be favoured with Sole agency instructions to offer for sale this ground floor one bedroom apartment centrally located in Watford town centre. The property benefits from an entrance hall, lounge/diner with walk in bay, separate kitchen, double bedroom with walk in bay and a separate bathroom. The property also benefits from an underground allocated parking space and is offered with no upper chain. In order to avoid disappointment please contact us without delay to arrange an early appointment to view.

- Ground Floor Apartment
- Separate Kitchen
- Bathroom
- Security Intercom
- 109 Years On Lease
- Lounge/Diner
- Double Bedroom With Bay
- Council Tax Band C
- Undercover Parking Space
- No Upper Chain



# Floor Plan

GROUND FLOOR  
42.1 sq.m. (453 sq.ft.) approx.

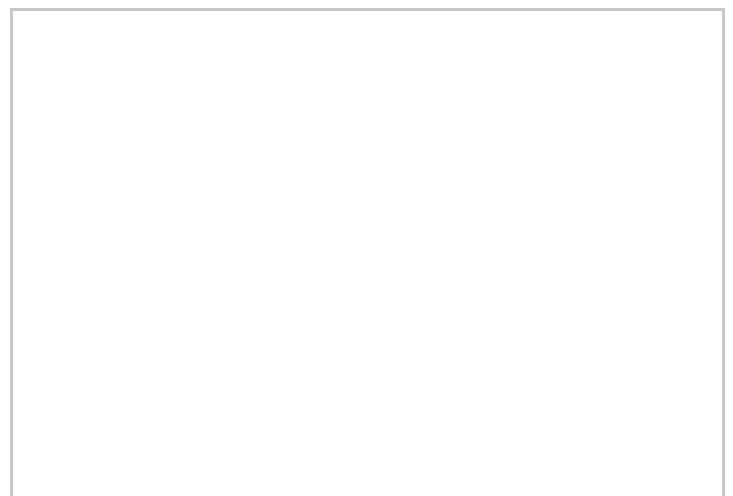
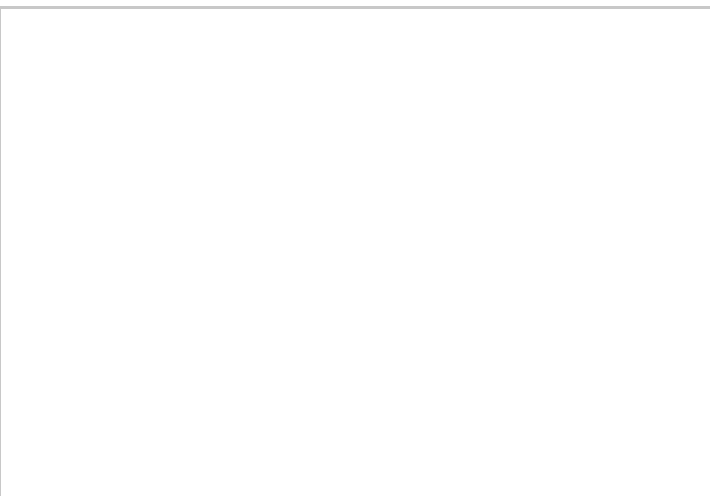
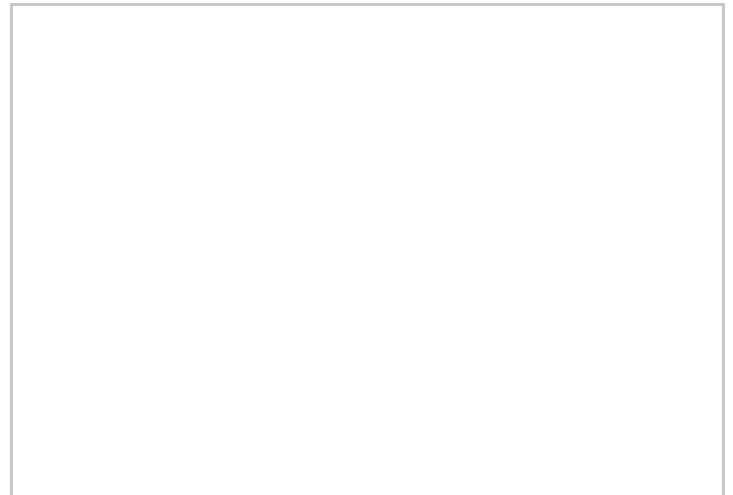
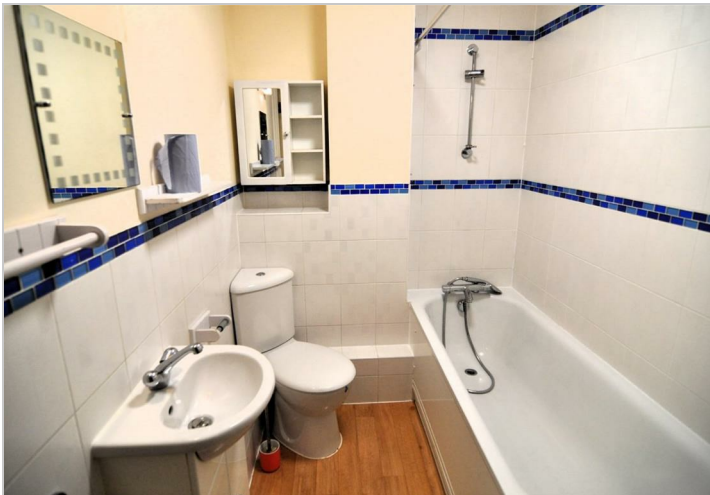
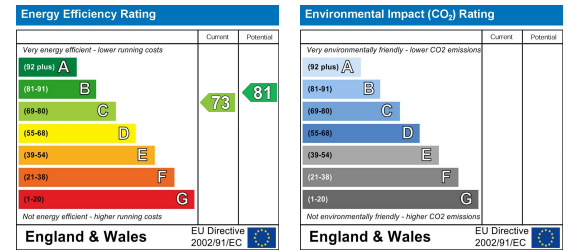


TANTIVY COURT  
TOTAL FLOOR AREA: 42.1 sq.m. (453 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, sizes and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with NetScout, 2023

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.