



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Pumphouse Crescent, Watford, WD17 2AA

Asking Price £299,950

Subject to Contract

- two double bedrooms
- balcony
- gas central heating

- en suite shower room and family bathroom
- triple-glazed windows
- allocated parking in secure gated area to the side of the property



Pumphouse Crescent, WD17 2AA

Great opportunity... to acquire a bright two bedroom apartment on the first floor of this small purpose-built block, in much sought after area of Watford, WD17. Spanning approx. 675 sq. feet, the property benefits from two double bedrooms one of which has an en suite shower room, reception room with modern fitted open plan kitchen and a further family bathroom. Further features include storage cupboards, balcony, triple-glazed windows, and gas central heating. Stairs access to the flat as well as allocated parking in secure gated area to the side of the property.

Located within a stone's throw from the popular Watford High Street for all your shopping and entertainment needs. Easy access to Watford Grammar Girls School, bus services and less than 2 minutes' walk to Watford High Street Station (Overground). Short drive to major road networks including A41, M1 & M25. The property is being sold chain free.



Tenure Leasehold

Price Asking Price £299,950 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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