



Flat 2, Metropolitan Place, 80 Rickmansworth Road  
£450,000

proffitt  
& holt





## Flat 2

Metropolitan Place, Watford

"A two double bedroom, two bathroom ground floor apartment situated in this small purpose-built block, adjacent to Watford Grammar School for Boys and Watford Metropolitan Line station. The accommodation comprises an entrance hall, lounge/dining room, fitted kitchen, two double bedrooms with an en-suite shower room/WC to master and family bathroom/WC.

Externally, there is wrap-around decking, communal gardens, allocated parking space and visitors parking spaces. The property is located just a short walk from Watford town centre and boasts a vast array of other good local amenities nearby. EER: Council Tax Band: D"





## Flat 2

Metropolitan Place, Watford

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Leasehold
- Two Bathrooms
- Ground Floor
- 125 Year Lease From 2002
- Service Charge: £850 pa
- Ground Rent: £150 pa

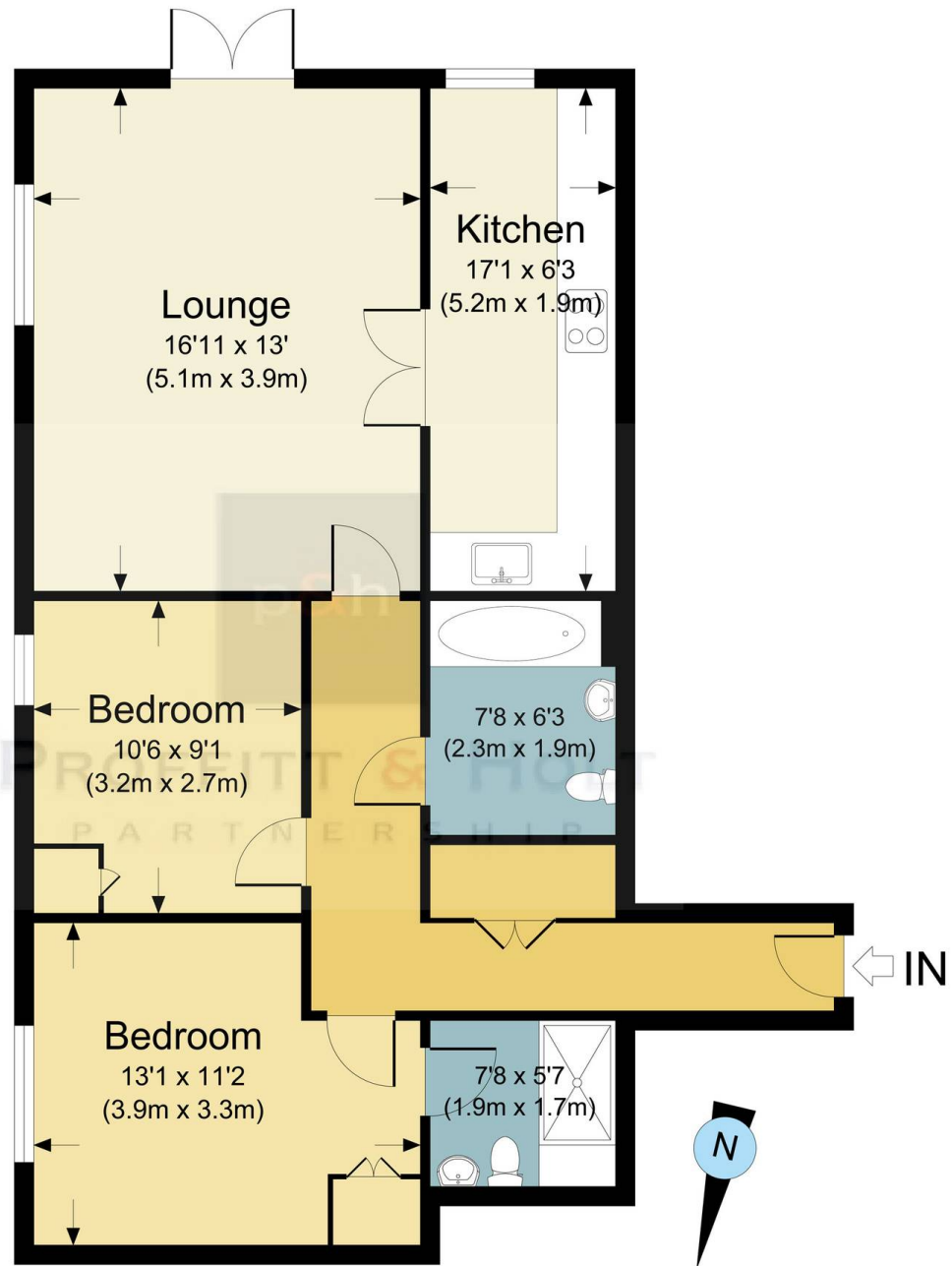




Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	9 Mbps	0.9 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	--Not available	--Not available	

Provider	Voice	Data
EE	Limited	Limited
Three	Limited	Limited
O2	Likely	Likely
Vodafone	Limited	Limited





METROPOLITAN PLACE, WD17 7HB  
APPROX. GROSS INTERNAL FLOOR AREA 764 SQ FT / 71 SQ M.  
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## Proffitt & Holt – Watford

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