



LARGE TWO BEDROOM SPLIT LEVEL MAISONETTE OCCUPYING THE FIRST & SECOND FLOORS

Field Gate Mews, Watford Field Road, Watford, WD18 0BH

ROBSONS

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TWO DOUBLE BEDROOMS, TWO BATHROOMS • SPLIT LEVEL MAISONETTE FIRST & SECOND FLOORS • PRIVATE FRONT DOOR • LARGE RECEPTION ROOM • WITHIN PRIVATE GATED MEWS • MAIN BEDROOM WITH FITTED WARDROBES • EXCELLENT CONDITION THROUGHOUT • ONE OF ONLY TWO PARKING SPACES • NO ONWARD CHAIN

Description

This fantastic two double bedroom, two bathroom split-level maisonette is offered to the market with the benefit of no onward chain. Positioned within a private gated mews, the property is contemporary in style, bright, with lots of natural light and in excellent condition throughout. Offering versatile accommodation, the property is accessed via a private front door. To the first floor, a large reception room with a well-equipped kitchen/diner and further storage cupboard. To the 2nd floor, the principal bedroom with en-suite and fitted wardrobes, a further double bedroom and family bathroom. It benefits from a secure private car parking space, one of only two within the mews.





Overlooking Watford Fields, the maisonette is close to Watford town centre, with its many shops, restaurants and amenities. Watford benefits from an Atria Shopping Centre, with many high street names, as well as large chain supermarkets. Watford High Street station is only a short walk away (0.1 miles) and nearby is Bushey station (0.4 miles) and Watford Junction station (0.9 miles), all providing access into Central London. Nearby is the M25 and M1 Motorways which provide easy access to the national motorway network. Close by are highly regarded Watford Grammar schools for boys and girls.

Additional Information

Tenure: Leasehold

Lease Length: 150 years from 17th November 2006

Service Charge: £744.92 every 6 months

Ground Rent: £150 p/a

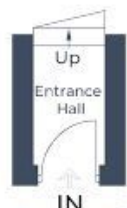
Local Authority: Watford Borough Council

Council Tax: C

Energy Efficiency Rating: C



Approximate Gross Internal Area
Ground Floor = 2.1 sq m / 23 sq ft
First Floor = 42.4 sq m / 456 sq ft
Second = 42.4 sq m / 456 sq ft
Total = 86.9 sq m / 935 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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