

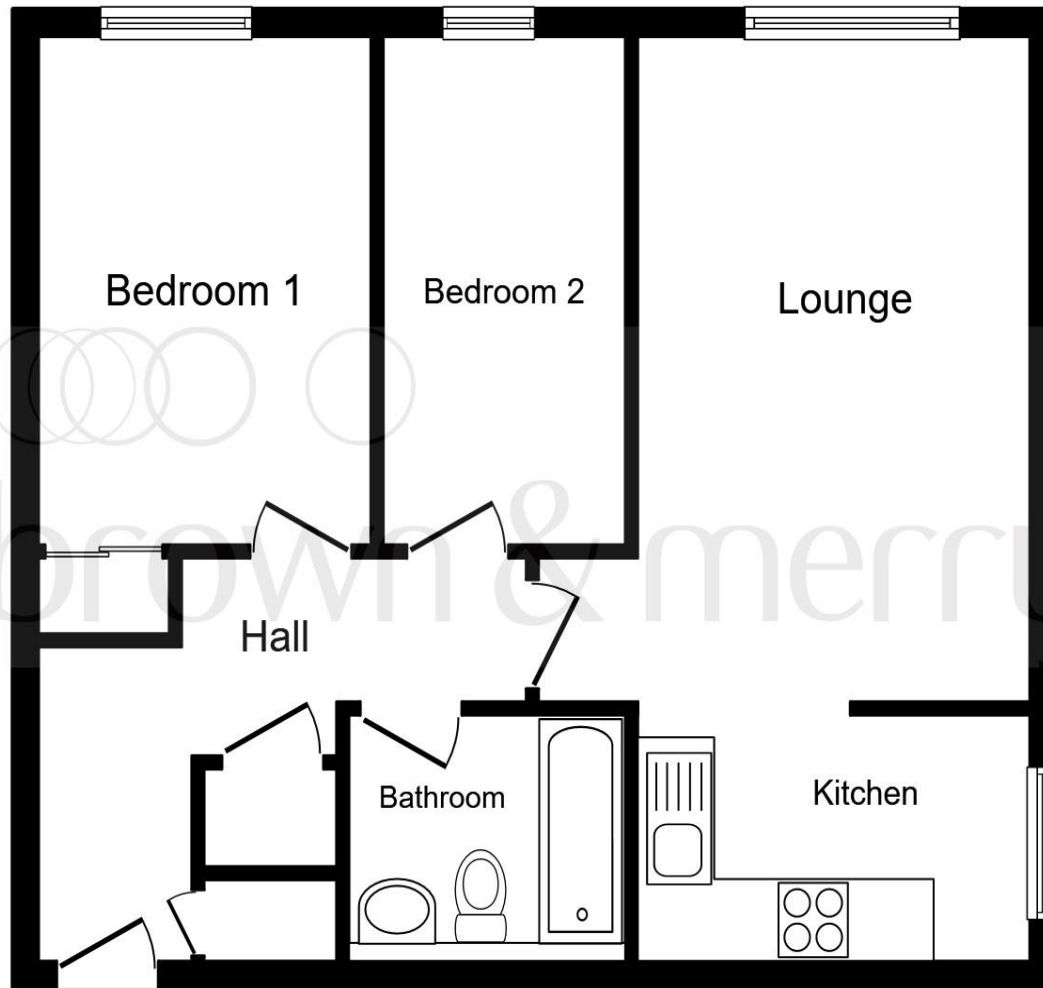
Here at Brown and Merry we are delighted to welcome to the market this fantastic two bedroom first floor apartment located in Roedean House. The property is bright and spacious throughout and provides ample living accommodation. Inside you will find two storage cupboards, a fully equipped kitchen, a lovely lounge / dining room, a large master bedroom with a built in wardrobe / cupboard, a second single bedroom and a newly fitted family bathroom. Externally there is double glazing, underground allocated parking along with visitor parking and stunning communal grounds that surround the development.

Located only 0.5 miles away from Watford Junction, perfect for commuters. Local shops, schools and amenities are all close by along with the popular INTU shopping centre. Major road links such as the M1, M25 and A41 are all within easy access. This lovely home is the ideal first time purchase / investment.



Roedean House Exeter Close, Watford WD24 4BN





MEASUREMENTS

Entrance Hall

12' 2" x 7' 8" (3.71m x 2.34m)

Lounge

16' x 12' 11" (4.88m x 3.94m)

Kitchen

10' 5" x 5' 10" (3.17m x 1.78m)

Bedroom One

14' 2" into wardrobe x 8' 6" (4.32m into wardrobe x 2.59m)

Bedroom Two

12' 2" x 6' 3" (3.71m x 1.91m)

Bathroom

7' 1" x 5' 6" (2.16m x 1.68m)

Total floor area 52.7 sq.m. (568 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to

Roedean House Exeter Close, Watford

- Reeds Development
- Two Bedroom First Floor Apartment
- Allocated Underground Parking
- Newly Fitted Bathroom
- Visitor Permits

Tenure: Leasehold EPC Rating: B

Offers In Excess Of:

£290,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
WAF102545 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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