









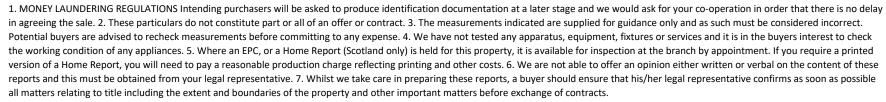




- One Allocated Parking Space
- Communal Garden

- 96 years remaining on lease
- Electric heating economy 7 tariff

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Total floor area 36.5 sq.m. (393 sq.ft.) approx

his foorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for a
unusers and continuous and continuous pays and of an assessment. No listificially is based for any error or misustatement. All notities must rely on their own inspections.

A one bedroom first floor flat located in a popular development in Leavesden benefiting from one allocated parking space.

This purpose built flat comes to the market in good decorative order throughout and would be well suited for either a first time buyer or investment purchaser where you could potentially achieve a monthly rental of somewhere between £950 - £1,000.

Inside the flat a large open hallway with storage cupboards to the right, followed by the bathroom. The bedroom is also accessed from the hallway. The spacious living room benefits from a bay fronted window which allows plenty of light to pour through. The kitchen is located just off from the living room. The flat benefits from being completely double glazed and has electric heating throughout. Both the bedroom and living room benefit from being south facing, the flat also has access to a loft, creating extra storage.



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Property Ref: WAF102699

Version 0002

EPC Rating: C