



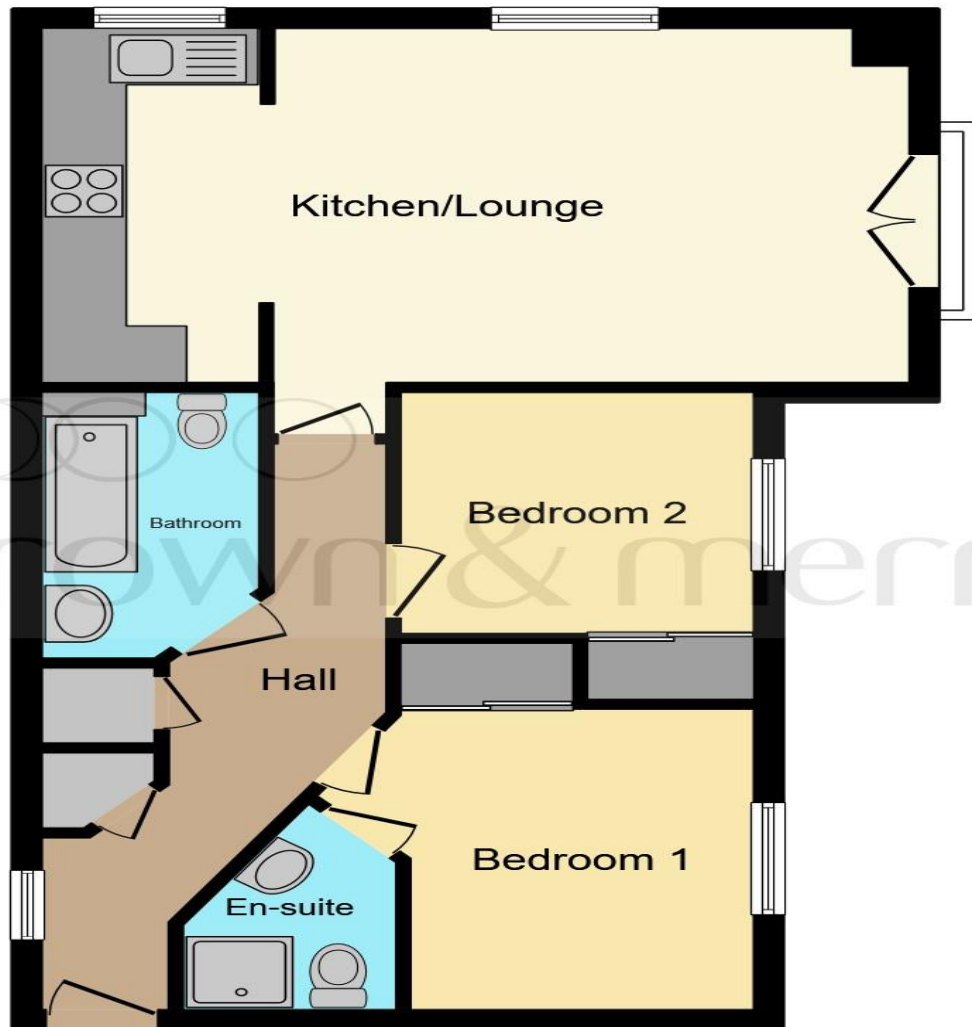
**Harvest End, Watford WD25 9UB**



Here at Brown and Merry we are pleased to welcome to the market this lovely bright and spacious two bedroom apartment located on the second floor of Harvest End. Upon entrance you will find two storage cupboards, a family size bathroom, an open plan kitchen / dining / living room, two good sized bedrooms both benefiting from built in wardrobes and the master bedroom also has its own en suite. Further benefits include allocated parking, Juliet balcony, double glazing and well maintained communal areas.

Location is perfect with Garston Station only 0.4 miles away. Local shops, schools, bus stops and all other amenities are close by. Major road links such as the M1, M25 and A41 are all within easy access from the property. Call us today to book your viewing.





## Measurements

### **Entrance**

### **Lounge**

16' 8" into door recess x 12' 7" ( 5.08m  
into door recess x 3.84m )

### **Kitchen**

12' 7" x 5' ( 3.84m x 1.52m )

### **Bedroom One**

10' 10" x 9' 11" ( 3.30m x 3.02m )

### **En Suite**

6' 10" x 5' 3" ( 2.08m x 1.60m )

### **Bedroom Two**

9' 7" x 8' 5" ( 2.92m x 2.57m )

### **Bathroom**

9' 1" x 5' 1" ( 2.77m x 1.55m )

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

## Harvest End, Watford

- Second Floor Two Bedroom Apartment
- Family Size Bathroom & En Suite
- Juliet Balcony
- Open Plan Kitchen / Dining / Living Room
- Allocated Parking

Tenure: Leasehold EPC Rating: C

Price:

**£290,000**

*“...Located on Harvest End is this fantastic two bedroom second floor apartment only 0.4 miles away from Garston Station. This lovely apartment is the ideal first time purchase / investment ...”*



Please note the marker reflects the postcode not the actual property

### check out more properties at [brownandmerry.co.uk](http://brownandmerry.co.uk)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:  
WAF103724 - 0003



**01923 248861**



[watford@brownandmerry.co.uk](mailto:watford@brownandmerry.co.uk)



104 The Parade, WATFORD, Hertfordshire,  
WD17 1AW



**[brownandmerry.co.uk](http://brownandmerry.co.uk)**