



**Caractacus Cottage View, Watford WD18 6JW**



GUIDE PRICE – £200,000 - £220,000. Here at Brown and Merry we are delighted to welcome to the market this one bedroom second floor apartment. The property provides ample living accommodation and is the perfect first time purchase / investment. Upon entrance you will find a spacious double bedroom with built in wardrobes, a family size bathroom and a bright and spacious open plan kitchen / living room that also provides access to the private balcony. Further benefits include parking, storage space and gas central heating.

Watford Station is 1.3 miles away. Local shops, bus stops and Watford General Hospital are close by. Major road links such as the M1, M25 and A41 are all within easy access from the property.





## MEASUREMENTS

**Entrance**

**Kitchen / Living Room**

15' 7" x 11' 8" ( 4.75m x 3.56m )

**Bedroom One**

13' 11" x 8' 8" ( 4.24m x 2.64m )

**Bathroom**

6' 7" x 6' ( 2.01m x 1.83m )

**Balcony**

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

## Caractacus Cottage View, Watford

- One Bedroom Apartment
- Second Floor
- Excellent Living Accommodation Throughout
- Parking
- Balcony

Tenure: Leasehold EPC Rating: C

Price:

**£200,000**

*"...Don't miss out on this lovely one bedroom apartment located at Caractacus Cottage View. This delightful property is the perfect first time purchase / investment.*

*Call us today to organise your viewing..."*



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 1993. 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:  
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