



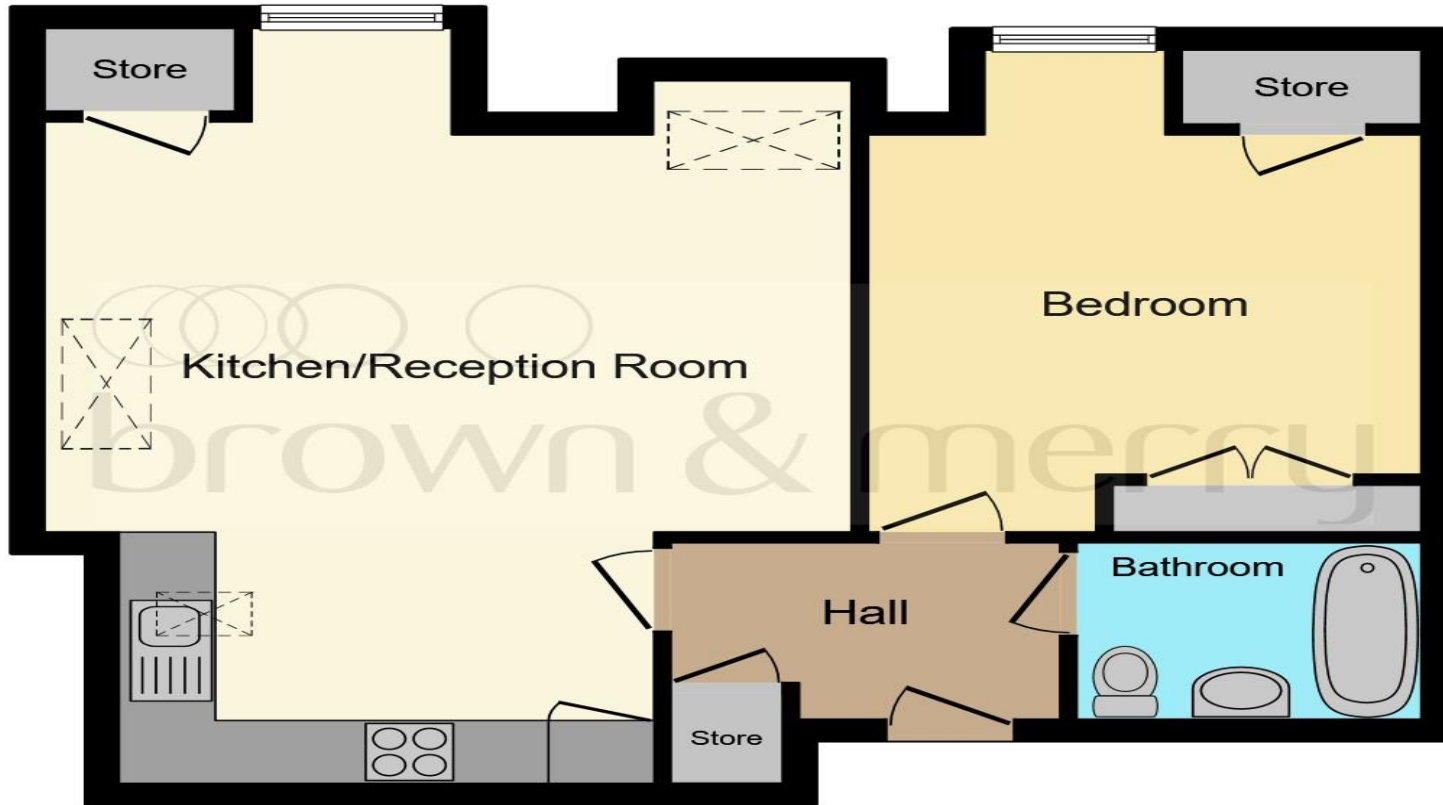
**Arena, St. Albans Road, Watford, WD25 9FH**

**welcome to**

**Arena St. Albans Road, Watford**

Welcome to this charming and rarely available, 1-bedroom top floor apartment located on St. Albans Road. This property is in immaculate condition and is chain free. Call us today to view!





**Entrance**

**Lounge/Kitchen**

23' 2" x 16' 5" ( 7.06m x 5.00m )

**Bedroom**

14' 7" x 11' 1" ( 4.45m x 3.38m )

**Bathroom**

7' 2" x 5' 2" ( 2.18m x 1.57m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Arena St. Albans Road, Watford

- 1-Bedroom Top Floor Flat
- Chain Free
- 1 Allocated Parking Space
- Communal Garden
- 0.7 Miles To Garston Station

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide price

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104125](https://www.brownandmerry.co.uk/Property/WAF104125)



Property Ref:  
WAF104125 - 0005

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