

Silas Court, Lockhart Road, Watford WD17 4BQ



welcome to

Silas Court Lockhart Road, Watford

Nestled in the sought-after Nascot Wood area, this modern and spacious 2-bedroom first-floor flat is situated within the exclusive, gated Silas Court development. Offering the perfect blend of convenience and contemporary living, this property is ideal for professionals looking for a modern apartment with easy access into London.



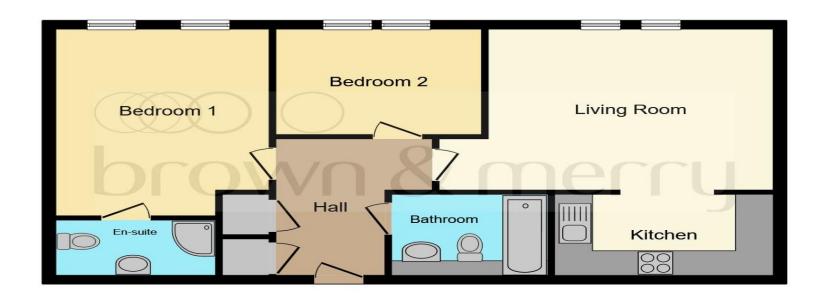












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Entrance

8' 9" x 7' 2" (2.67m x 2.18m)

Lounge

16' 3" x 11' 1" (4.95m x 3.38m)

Kitchen

11' 11" x 6' (3.63m x 1.83m)

Bedroom 1

13' 3" to max x 11' to max (4.04m to max x 3.35m to max)

En Suite

7' 11" x 3' 9" (2.41m x 1.14m)

Bedroom 2

9' 8" x 7' 4" (2.95m x 2.24m)

Bathroom

6' 11" x 5' 10" (2.11m x 1.78m)

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- 2 Bedroom First Floor Flat
- Modern Fitted Kitchen
- Lift Servicing All Floors
- Allocated Parking
- Gated Development

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Feb 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£325,000









Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/WAF104039



Property Ref: WAF104039 - 0004 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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