



**Woodview Court, Grandfield Avenue, Watford, WD17 4AN**

**welcome to**

**Woodview Court Grandfield Avenue, Watford**

This exquisite chain-free two-bedroom first-floor flat on Grandfield Avenue boasts gated parking, a charming Juliette balcony, and an en suite to the master bedroom-make this your home and call us today!





### Entrance

### En Suite

8' 2" x 3' 6" ( 2.49m x 1.07m )

### Lounge

13' 9" x 12' 11" ( 4.19m x 3.94m )

### Kitchen

7' 9" x 5' 10" ( 2.36m x 1.78m )

### Bedroom 1

11' 2" x 8' 9" ( 3.40m x 2.67m )

### Bedroom 2

8' 8" x 8' ( 2.64m x 2.44m )

### Bathroom

6' 2" x 5' 4" ( 1.88m x 1.63m )

### Total Floor Area (from the EPC)

57 Square Metres

Total floor area 55.7 sq.m. (599 sq.ft.) approx

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

## Woodview Court Grandfield Avenue, Watford

- Two Bedroom First Floor Flat
- Gated Parking
- En-Suite to Master Bedroom
- Spacious Lounge with Juliette Balcony
- Chain Free

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £320,000



108 Years Left on The Lease

Ground Rent- £250.00

Service Charge- £1353.10

**view this property online** [brownandmerry.co.uk/Property/WAF104328](https://www.brownandmerry.co.uk/Property/WAF104328)



Property Ref:  
WAF104328 - 0010

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
brown & merry



**01923 248861**



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



104 The Parade, WATFORD, Hertfordshire,  
WD17 1AW



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**

Please note the marker reflects the  
postcode not the actual property