



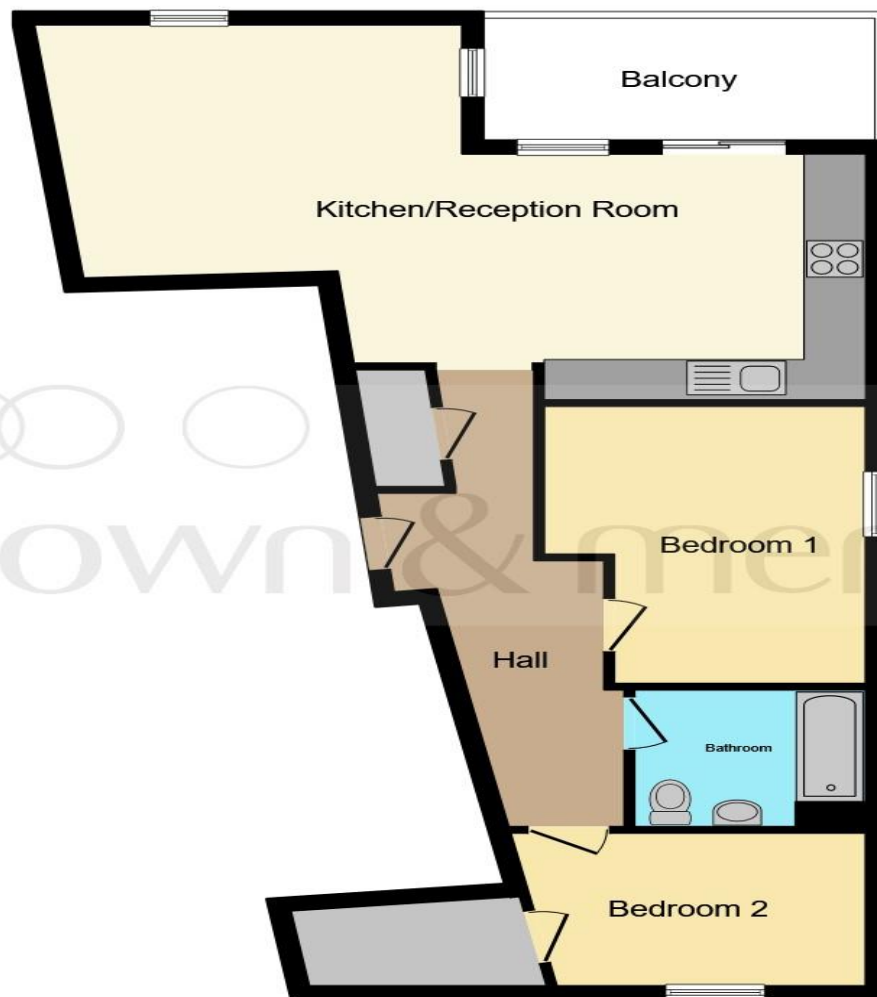
Hackworth Court, Bedford Street, Watford, WD24 5FX

welcome to

Hackworth Court Bedford Street, Watford

This modern two-bedroom top-floor apartment in the sought-after Hackworth Court offers spacious living with a private balcony, integrated appliances, a large walk-in wardrobe, and allocated parking, all just a short walk from Watford Junction (0.3 Miles) and local amenities.





Entrance

Kitchen/Lounge

25' 10" to max x 16' 1" (7.87m to max x 4.90m)

Bedroom 1

13' 7" x 9' 8" (4.14m x 2.95m)

Bedroom 2

12' 4" x 9' 5" (3.76m x 2.87m)

Bathroom

7' 4" x 6' 8" (2.24m x 2.03m)

Total Floor Area (from the EPC)

74 Square Metres

Agent's Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

Agent's Note

Legal & General Affordable Homes Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% ownership on completion. This would mean that any potential purchaser would buy the vendors 40% share plus the remaining 60% share of the property from Legal & General Affordable Homes Housing Association. The advertised price is for the 100% Ownership. Service Charge is £4230. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

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

welcome to

Hackworth Court Bedford Street, Watford

- Two Double Bedroom Apartment
- Allocated Parking
- Lift Access
- Balcony
- Top Floor

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£370,000

Service Charge- £4230.00



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104403](https://www.brownandmerry.co.uk/Property/WAF104403)



Property Ref:
WAF104403 - 0005

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



104 The Parade, WATFORD, Hertfordshire,
WD17 1AW



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