

Arden Court, Lockhart Road, Watford, WD17 4AQ



welcome to

Arden Court Lockhart Road, Watford

This elegant two-bedroom ground-floor flat in a secure gated development on Lockhart Road, Nascot Wood, features a bright open-plan lounge/kitchen, master en suite, second bedroom, family bathroom, and is just 0.6 miles from Watford Junction with easy access to the M1, M25, and A41.



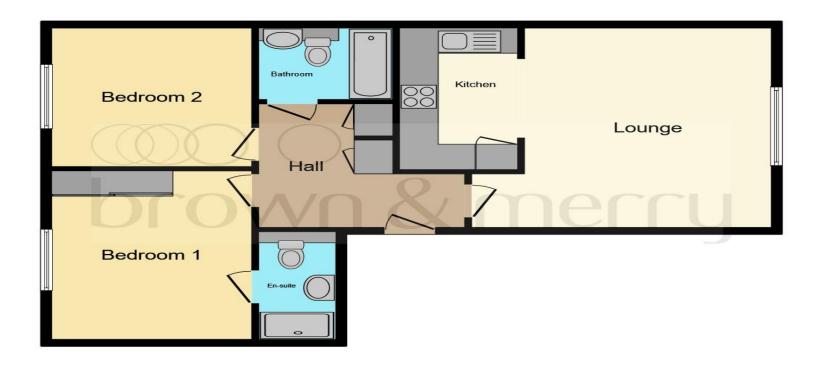












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Entrance

Lounge 15' 6" x 15' 3" (4.72m x 4.65m)

Kitchen

11' x 6' (3.35m x 1.83m)

Bedroom 1 13' x 10' 2" (3.96m x 3.10m)

En Suite 8' 7" x 3' 11" (2.62m x 1.19m)

Bedroom 2 10' 10" x 10' 2" (3.30m x 3.10m)

Bathroom

6' 10" x 5' 7" (2.08m x 1.70m)

Total Floor Area (from the EPC) 65 Square Metres

Agent's Note

We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

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Arden Court Lockhart Road, Watford

- 2-Bedroom Flat
- Ground Floor
- Nascot Wood Location
- Secure Gated Development
- Master Bedroom with an En-suite

Tenure: Leasehold EPC Rating: C

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.

£315,000





view this property online brownandmerry.co.uk/Property/WAF104538



Property Ref: WAF104538 - 0003 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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140 Years Left on The Lease Service Charge- £2909.89 Ground Rent- £558.14



Please note the marker reflects the postcode not the actual property

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