



Lucida Court, Whippendell Road, Watford, WD18 7QH

welcome to

Lucida Court Whippendell Road, Watford

A spacious two-bedroom first floor flat on Whippendell Road with en suite, underground parking, lift access, and great transport links - call us today to view!





Entrance Hall

16' 8" x 5' 5" to max (5.08m x 1.65m to max)

Lounge

17' 1" to max x 15' 2" to max (5.21m to max x 4.62m to max)

Kitchen

12' 2" x 8' 4" (3.71m x 2.54m)

Bedroom 1

15' 2" to max x 13' to max (4.62m to max x 3.96m to max)

En Suite

5' 7" x 5' 3" (1.70m x 1.60m)

Bedroom 2

11' 4" x 9' 8" to max (3.45m x 2.95m to max)

Bathroom

9' 8" x 6' 7" (2.95m x 2.01m)

Total Floor Area (from the EPC)

73 Square Metres

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

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Lucida Court Whippendell Road, Watford

- 2 Bedroom Flat
- First Floor
- Allocated Underground Parking
- En-suite Master Bedroom
- Lift Access

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2500.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide price

£260,000 - £285,000



107 Years Left on The Lease
Ground Rent- £200.00
Service Charge- £2500.00
Annual Buildings Insurance- £400



Please note the marker reflects the
postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104554](https://www.brownandmerry.co.uk/Property/WAF104554)



Property Ref:
WAF104554 - 0003

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