



**Prestwood, Upper Hitch, Watford, WD19 5JB**

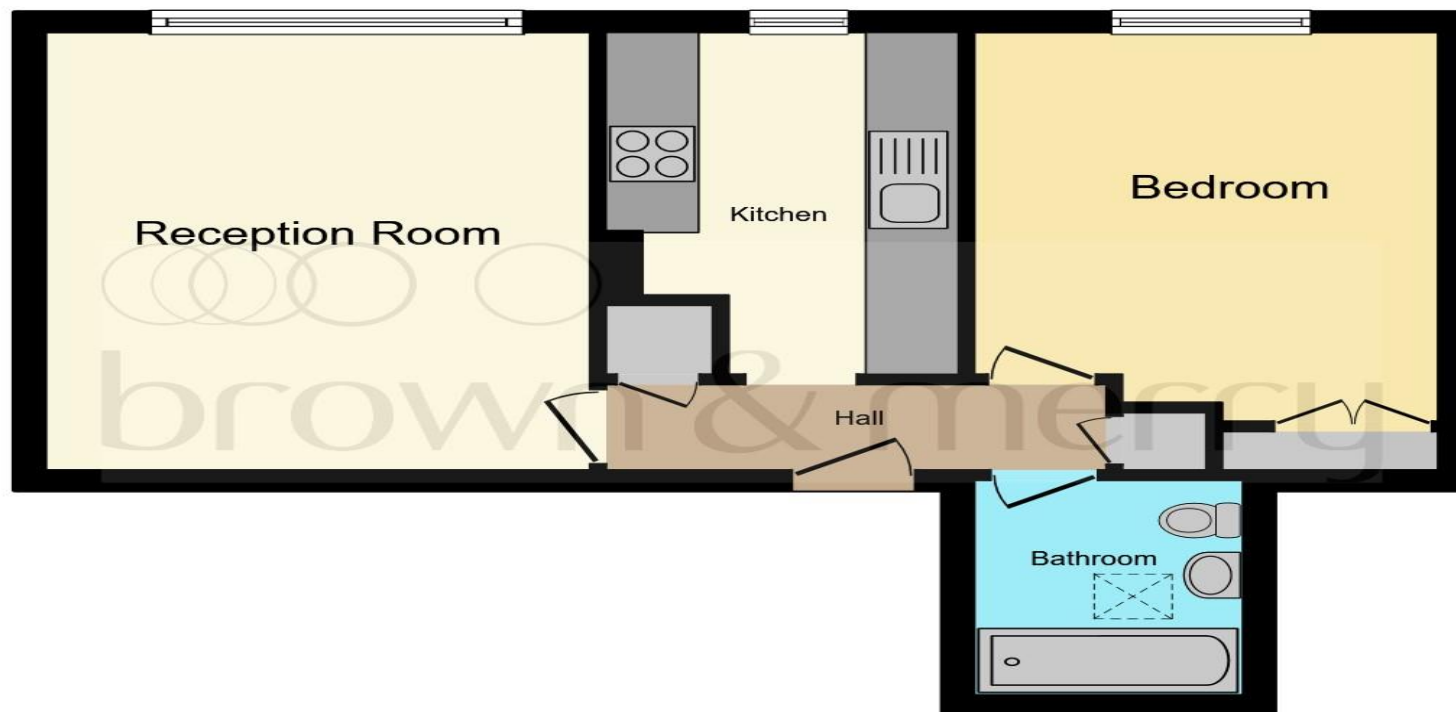


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## **Prestwood Upper Hitch, Watford**

Set on a quiet cul-de-sac in Carpenders Park, this well-presented one-bedroom top floor flat with a share of freehold, garage, and access to transport and local amenities offers an ideal home or investment opportunity.





### Entrance

### Lounge

14' 7" x 11' 6" ( 4.45m x 3.51m )

### Kitchen

11' x 7' 6" ( 3.35m x 2.29m )

### Bedroom

12' 2" x 9' 10" ( 3.71m x 3.00m )

### Bathroom

7' x 5' 8" ( 2.13m x 1.73m )

### Total Floor Area (from the EPC)

36 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](http://www.focalagent.com)

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## **Prestwood Upper Hitch, Watford**

- 1 Bedroom Second Floor Flat
- Spacious Lounge Space
- Communal Bay Parking
- Share of Freehold- 977 Year Lease
- Morden Kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1100.00

Ground Rent: Ask Agent

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.

977 Years Left on The Lease  
Service Charge- £1100

# £259,999



Please note the marker reflects the  
postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104535](https://www.brownandmerry.co.uk/Property/WAF104535)



Property Ref:  
WAF104535 - 0003

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