



**Faircross House, The Parade, Watford, WD17 1BA**

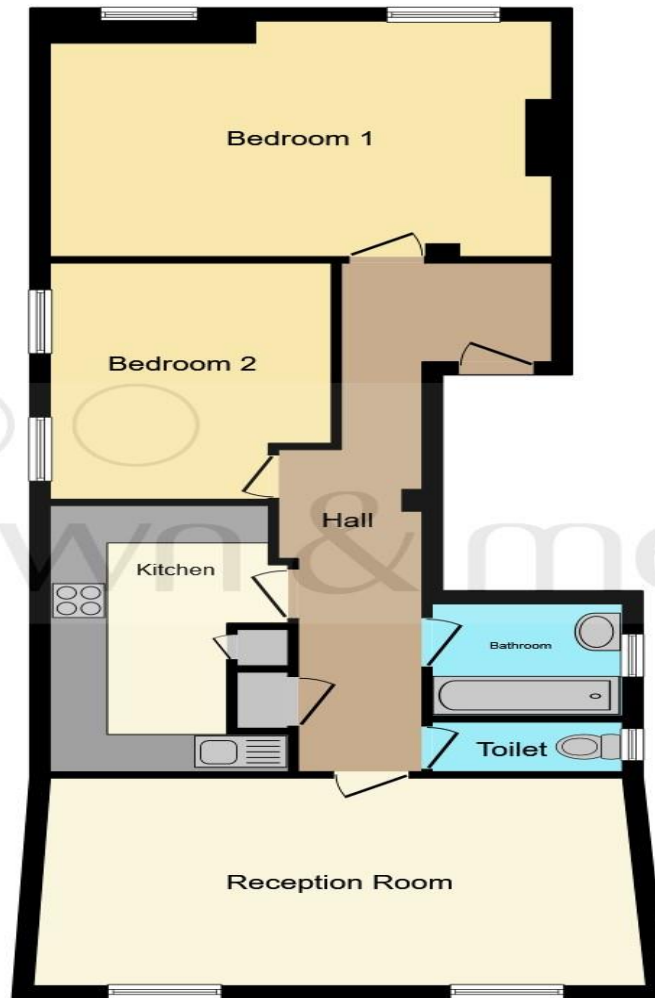
**welcome to**

**Faircross House The Parade, Watford**

TOWN CENTRE LIVING !!!! This superb 2 bedroom, first floor apartment, located in the Town Centre of Watford, surrounded by local shops and restaurants and has the benefit of being chain free.







### **Lounge**

17' 3" x 11' 10" Max ( 5.26m x 3.61m Max )

### **Kitchen**

Irregular Shaped Room 13' 10" x 8' ( 4.22m x 2.44m)

### **Bedroom1**

18' 5" x 10' 11" Max ( 5.61m x 3.33m Max )

### **Bedroom 2**

12' 5" x 7' 11" max ( 3.78m x 2.41m max )

### **Total Floor Area** (from the EPC)

62 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)

**welcome to**

## **Faircross House The Parade, Watford**

- Chain Free
- Town Centre Living
- 2 Bedrooms
- First Floor
- Kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£250,000**



162 Years Left on The Lease  
Annual Buildings Insurance Premium- £900.00  
Service Charge- £1800.00



Please note the marker reflects the  
postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104628](https://www.brownandmerry.co.uk/Property/WAF104628)



Property Ref:  
WAF104628 - 0002

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**brown & merry**



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