



Mayfair Court, Observer Drive, Watford, WD18 7GA

welcome to

Mayfair Court Observer Drive, Watford

A bright and well-presented two-bedroom first floor flat with gated underground parking, private balcony, and open-plan living, ideally located just 0.5 miles from Watford Metropolitan Station and moments from Cassiobury Park.





Entrance Hall

12' 11" to max x 9' 11" to max (3.94m to max x 3.02m to max)

Lounge

15' 7" x 13' 8" (4.75m x 4.17m)

Kitchen

10' 9" x 6' 3" (3.28m x 1.91m)

Utility Cupboard

4' 3" x 4' 2" (1.30m x 1.27m)

Bedroom 1

11' 11" x 9' 11" (3.63m x 3.02m)

En Suite

7' 2" x 5' 4" (2.18m x 1.63m)

Bedroom 2

11' 11" x 8' 4" (3.63m x 2.54m)

Bathroom

7' 4" x 6' 4" (2.24m x 1.93m)

Total Floor Area (from the EPC)

67 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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Mayfair Court Observer Drive, Watford

- 2-Bedroom Flat
- First Floor
- Balcony
- En-suite off Master Bedroom
- Gated Underground Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3000.00

Ground Rent: 258.98

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide price

£325,000 - £350,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104650](https://www.brownandmerry.co.uk/Property/WAF104650)



Property Ref:
WAF104650 - 0006

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