



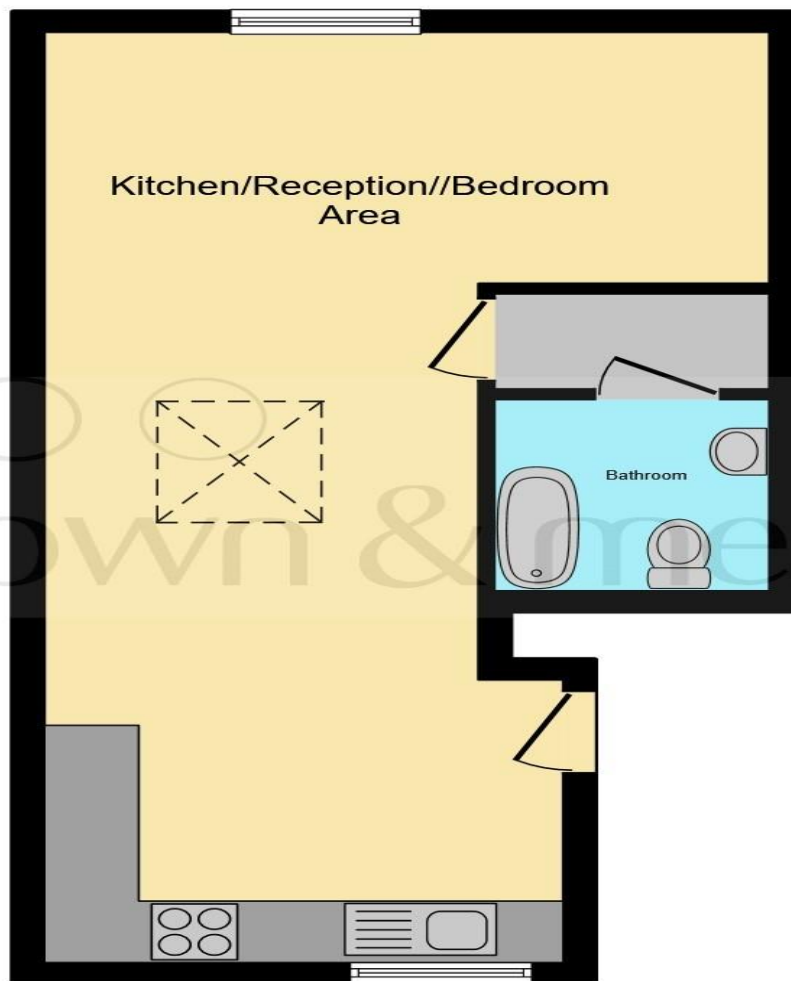
St. Albans Road, Watford, WD24 4AS

welcome to

St. Albans Road, Watford

Situated on the popular St Albans Road, this spacious first-floor super studio offers a fitted kitchen, generous living space, and excellent potential to convert into a one-bedroom apartment, all within walking distance of Watford Junction and the town centre. Call us today to view!





Entrance

Kitchen

10' 10" x 8' 6" (3.30m x 2.59m)

Office Area

12' 4" x 8' 11" (3.76m x 2.72m)

Lounge/Bedroom Area

15' x 8' 10" (4.57m x 2.69m)

Kitchen/Bedroom

Area/Office

29' 8" to max x 15' to max (9.04m to max x 4.57m to max)

Bathroom

6' 1" x 5' 8" (1.85m x 1.73m)

Landing

5' 9" x 4' 2" (1.75m x 1.27m)

Total Floor Area (from the EPC)

38 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

welcome to

St. Albans Road, Watford

- Spacious Super Studio
- Potential to Convert into 1-bedroom Flat
- First Floor Property
- Resident Permit Parking
- Low Annual Ground Rent of £50

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Annual Buildings Insurance Premium: £551.82

Ground Rent: 50.00

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.

Guide price

£180,000 - £200,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104679](https://www.brownandmerry.co.uk/Property/WAF104679)



Property Ref:
WAF104679 - 0003

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