



Bowling Court, Mildred Avenue, Watford, WD18 7EH

welcome to

Bowling Court Mildred Avenue, Watford

A bright and well-presented top-floor two-bedroom apartment with gated parking, share of freehold, and easy access to Cassiobury Park, great schools, shops, and transport links. Call us today to view!





Lounge

18' 2" x 10' 4" (5.54m x 3.15m)

Kitchen

8' 3" x 7' 4" (2.51m x 2.24m)

Bedroom 1

12' 10" to max x 9' 5" (3.91m to max x 2.87m)

Bedroom 2

9' 8" to max x 8' 2" (2.95m to max x 2.49m)

Bathroom

7' 5" x 6' 6" (2.26m x 1.98m)

Total Floor Area (from the EPC)

53 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

Agents Note

Heating to the property is served by electric heating. Please contact the branch for more details

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- 2-Bedroom Apartment
- Top Floor
- Share of Freehold- 971 Years Remaining
- Allocated Gated Parking
- 0.4 Miles to Watford Metropolitan Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1400.00

Ground Rent: £0

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price

£280,000 - £300,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104769](https://www.brownandmerry.co.uk/Property/WAF104769)



Property Ref:
WAF104769 - 0003

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