



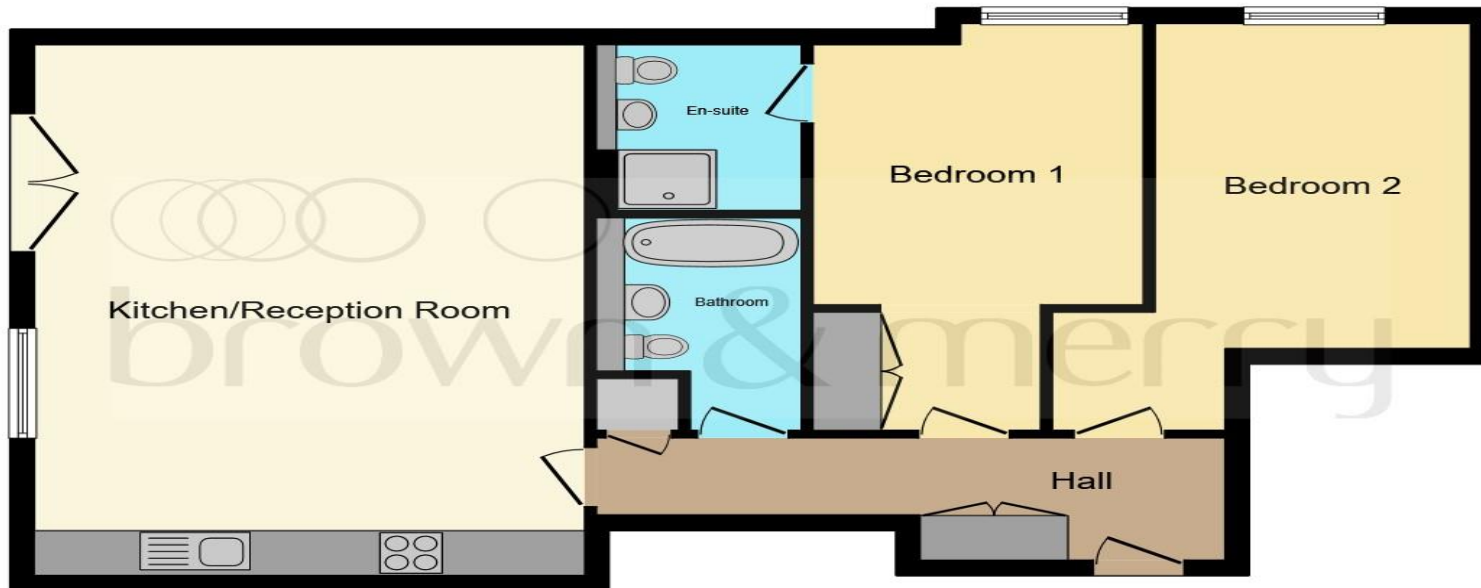
Verulam Court, St. Albans Road, Watford, WD24 5BJ

welcome to

Verulam Court St. Albans Road, Watford

A well-presented two-bedroom first floor flat on St. Albans Road, featuring a spacious lounge/kitchen with Juliette balcony, en suite, fitted wardrobes, allocated parking, and excellent links to Watford Junction and the town centre.





Entrance Hall

15' 7" x 5' 7" (4.75m x 1.70m)

Lounge/Kitchen

23' 5" x 15' 10" (7.14m x 4.83m)

Bedroom 1

14' 9" into wardrobe x 13' 3" to maz (4.50m into wardrobe x 4.04m to maz)

En Suite

7' 4" x 6' 1" (2.24m x 1.85m)

Bedroom 2

17' 8" to max x 9' 3" (5.38m to max x 2.82m)

Bathroom

9' 3" x 6' 1" (2.82m x 1.85m)

Total Floor Area (from the EPC)

81 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

Verulam Court St. Albans Road, Watford

- 2-Bedroom First Floor Flat
- En-suite off of Master Bedroom
- Allocated Parking
- Juliette Balcony
- 117 Years Left on the Lease

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1302.00

Ground Rent: 260.00

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.

Offers over

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104829](https://www.brownandmerry.co.uk/Property/WAF104829)



Property Ref:
WAF104829 - 0004

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