



Orbital Crescent, Watford, WD25 0HB

welcome to

Orbital Crescent, Watford

Stylish 2-bedroom ground floor flat with direct garden access, garage, modern kitchen with integrated appliances, underfloor-heated bathroom, wooden flooring throughout, and easy access to M1, M25, A41, schools, and Warner Brothers Studio.





Entrance

Lounge

19' 2" x 11' 10" to max (5.84m x 3.61m to max)

Kitchen

13' 8" x 10' 3" (4.17m x 3.12m)

Bedroom 1

11' 2" x 7' 10" (3.40m x 2.39m)

Bedroom 2

8' 8" x 7' 10" (2.64m x 2.39m)

Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Total Floor Area (from the EPC)

57 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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Orbital Crescent, Watford

- Beautiful 2-bedroom Ground Floor Flat
- Direct Access to Private Gardens
- Convenient Garage
- Modern Fitted Kitchen with Integrated Appliances
- Underfloor-heated Bathroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 1100.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAF104848 - 0008

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