

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.















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

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

welcome to

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







Warner Bros. Studio our London

118 Years Left on The Lease

Please note the marker reflects the postcode not the actual property

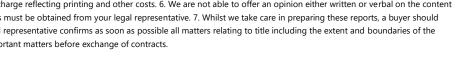
Map data @2025

view this property online brownandmerry.co.uk/Property/WAF104848



Property Ref: WAF104848 - 0008

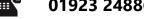
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01923 248861

Google



brown & merry

watford@brownandmerry.co.uk

104 The Parade, WATFORD, Hertfordshire, **WD17 1AW**

brownandmerry.co.uk

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.