



Westland Road, Watford, WD17 1QR

welcome to

Westland Road, Watford

Spacious 2-bedroom top floor maisonette with loft bedroom and en-suite, modern kitchen and lounge with LED lighting, versatile dressing room/office, one allocated parking space plus permit parking, and just 0.3 miles from Watford Junction with excellent road links.





Entrance

Lounge

17' x 14' 6" into bay (5.18m x 4.42m into bay)

Kitchen

11' 1" x 11' 11" (3.38m x 3.63m)

Bedroom 1

10' 4" x 7' 11" (3.15m x 2.41m)

Dressing Room/Office

10' 4" x 7' (3.15m x 2.13m)

Bathroom

7' 8" x 7' 3" (2.34m x 2.21m)

Loft Bedroom

15' 3" x 9' 11" (4.65m x 3.02m)

En Suite

6' 7" x 5' 4" (2.01m x 1.63m)

Total Floor Area (from the EPC)

85 Square Metres

Agents Note

Residents parking is available we are advised at a cost of £35 per year. Additionally, Further information is available relating to works that are due with potential costs payable. Please contact the branch for more details and ask your legal representative for more information.

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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Westland Road, Watford

- 2-Bedroom Top-floor Maisonette
- Share of Freehold
- Chain Free
- Spacious Loft Bedroom with Stylish En-suite
- Modern Fitted Kitchen

Tenure: Commonhold EPC Rating: C

Council Tax Band: C Service Charge: 1000.00

Ground Rent: 0

This is a Commonhold property. As a Unit Holder there is entitlement to be a member of a Commonhold Association and rights and obligations apply. Please contact the branch or your legal representative for more details.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/WAF104880



Property Ref:
WAF104880 - 0004

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.

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