



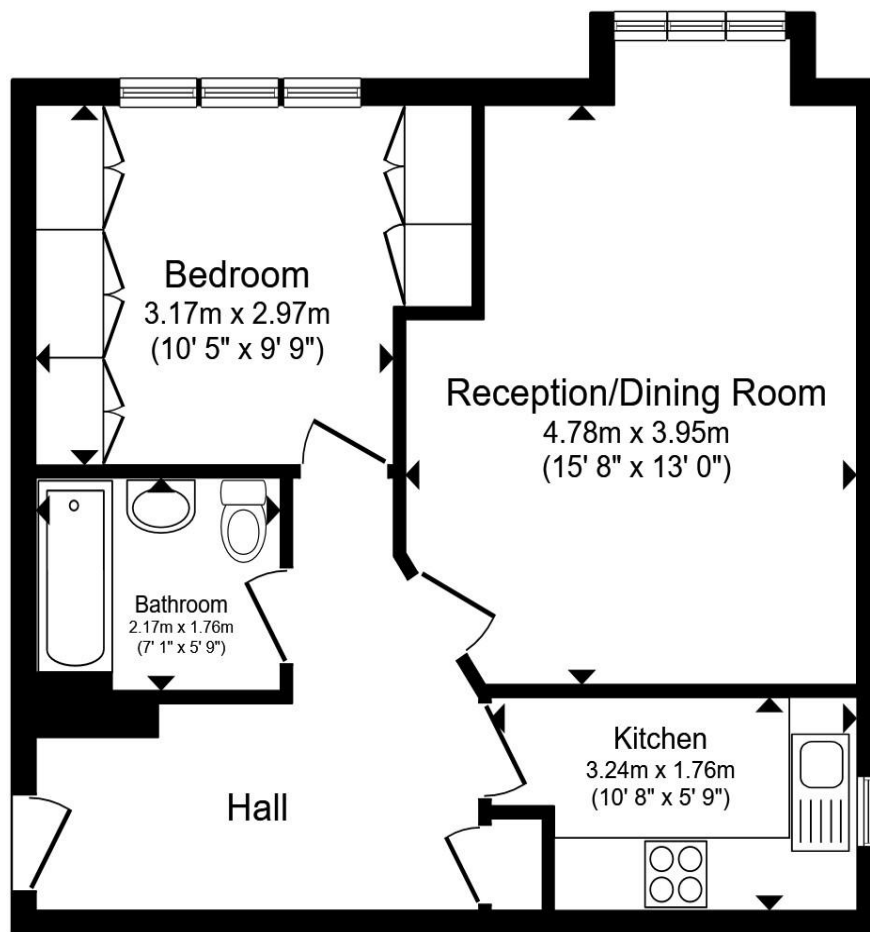
**The Beeches, Watford, WD18 0JW**

**welcome to**

## **The Beeches, Watford**

Perfect for first-time buyers or investors, this chain-free spacious one-bedroom first-floor apartment is located within a secure gated development in the heart of Watford, benefiting from allocated parking, attractive communal gardens and convenient access to the town centre.





### Entrance Hall

12' 9" to max x 9' 8" to max ( 3.89m to max x 2.95m to max )

### Lounge

15' 8" x 13' ( 4.78m x 3.96m )

### Kitchen

10' 8" x 5' 9" ( 3.25m x 1.75m )

### Bedroom

10' 5" x 9' 9" ( 3.17m x 2.97m )

### Bathroom

7' 1" x 5' 9" ( 2.16m x 1.75m )

### Agents Note

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

Total floor area 49.1 m<sup>2</sup> (529 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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## The Beeches, Watford

- One Bedroom First-floor Flat
- Gated Development
- Secure Gate with Direct Access into Watford Town Centre
- Allocated Parking & Visitor Parking
- Chain Free

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1800.00

Ground Rent: 260.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £270,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF103291](https://brownandmerry.co.uk/Property/WAF103291)



Property Ref:  
WAF103291 - 0003

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