



**Harding Close, Watford, WD25 7PE**

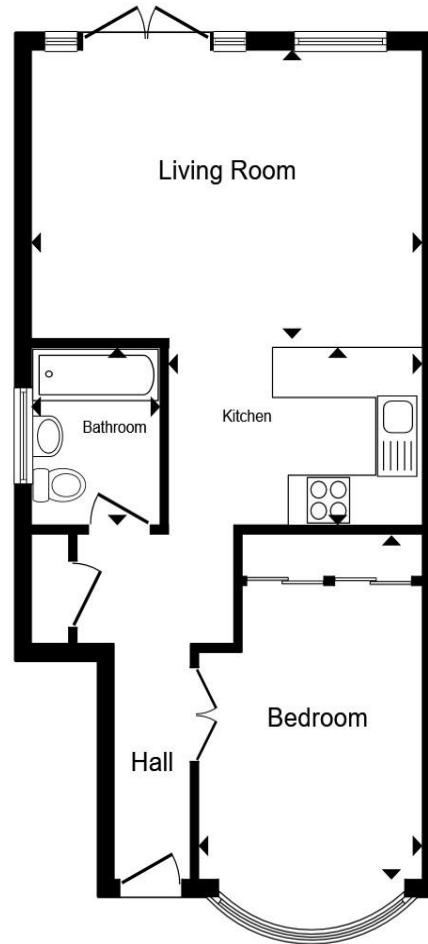


**welcome to**

## **Harding Close, Watford**

A bright and well-presented ground-floor 1-bedroom maisonette in a quiet cul-de-sac, offering open-plan living with garden access, fitted wardrobes, modern kitchen and bathroom, allocated parking, and excellent links to the M1, M25, A41 and Garston station.





Total floor area 48.1 m<sup>2</sup> (517 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)



### Entrance Hall

14' 7" x 5' 5" ( 4.45m x 1.65m )

### Kitchen/Lounge

18' 5" x 16' 6" ( 5.61m x 5.03m )

### Bedroom

13' 11" into wardrobe x 9' 6" ( 4.24m into wardrobe x 2.90m )

### Bathroom

6' 8" x 5' 6" ( 2.03m x 1.68m )

welcome to

## Harding Close, Watford

- 1-Bedroom Ground-floor Maisonette
- Allocated Parking Space
- Beautifully Maintained Communal Gardens
- Quiet Cul-de-sac Location
- Double Bedroom with Fitted Wardrobes

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 720.00

Ground Rent: 150.00

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.

# £265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAF104849 - 0003

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