



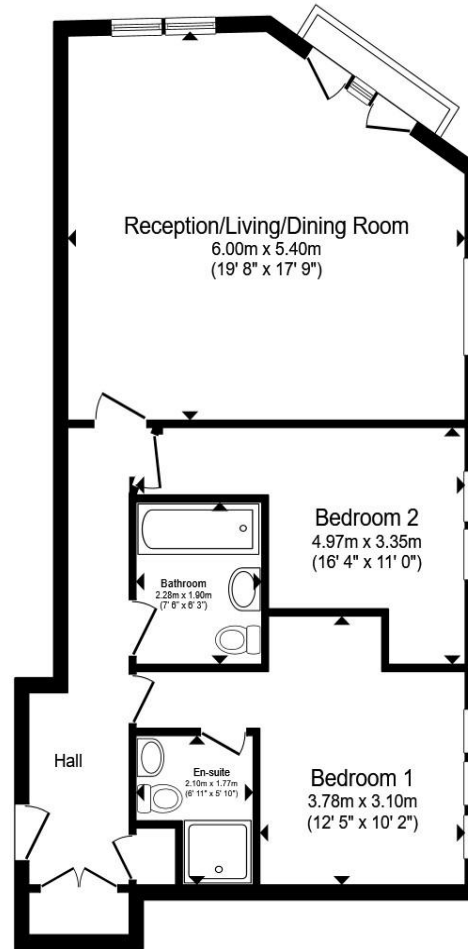
Verulam Court, St. Albans Road, Watford, WD24 5BJ

welcome to

Verulam Court St. Albans Road, Watford

A modern two-bedroom top floor flat in Verulam Court featuring an open-plan lounge/kitchen, en suite, family bathroom with towel radiator, allocated parking and a 117-year lease, set moments from local shops and close to Watford Junction and the town centre.





Entrance

Lounge/Kitchen

19' 8" x 17' 9" (5.99m x 5.41m)

Bedroom 1

12' 5" x 10' 2" (3.78m x 3.10m)

En Suite

6' 11" x 5' 10" (2.11m x 1.78m)

Bedroom 2

16' 4" x 11' (4.98m x 3.35m)

Bathroom

7' 8" x 6' 3" (2.34m x 1.91m)

Total floor area 71.5 m² (770 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

welcome to

Verulam Court St. Albans Road, Watford

- 2-Bedroom Top Floor Flat
- En-suite to Master Bedroom
- Allocated Parking
- 0.6 Miles to Watford Junction
- Modern Fitted Kitchen

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1400.00

Ground Rent: 250.00

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.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104874](https://www.brownandmerry.co.uk/Property/WAF104874)



Property Ref:
WAF104874 - 0002

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