



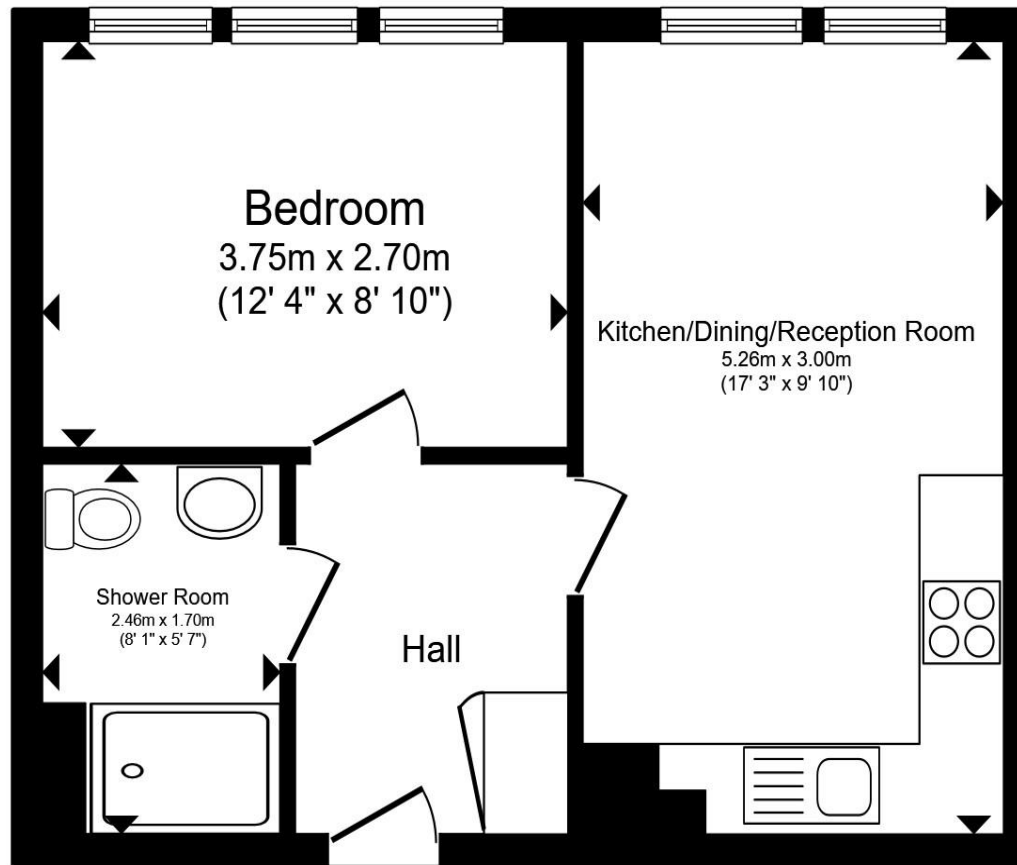
Yeatman Court, Cherry Tree Road, Watford, WD24 6AF

welcome to

Yeatman Court Cherry Tree Road, Watford

A modern and beautifully presented upper-floor 30% shared ownership one-bedroom apartment with lift access, parking, long lease and NHBC warranty, located just 1.5 miles from Watford Junction and 0.8 miles from Watford North with excellent road links nearby.





Floor Plan

Total floor area 36.0 m² (388 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



Entrance

7' 10" x 6' 10" (2.39m x 2.08m)

Lounge/Kitchen

17' 3" x 9' 10" (5.26m x 3.00m)

Bedroom

12' 4" x 8' 10" (3.76m x 2.69m)

Shower Room

8' 1" x 5' 7" (2.46m x 1.70m)

Agents Note

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

Agents Note

This property is currently under shared ownership in conjunction with Watford Community Housing Association who have criteria for any purchase. The advertised price is for the sellers 30% share. £401.04 per month is paid to the Housing Association as rent for the retained share. Service Charge is £1057.44; Ground Rent is £0. Please contact with Watford Community Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.

welcome to

Yeatman Court Cherry Tree Road, Watford

- Beautifully Presented 1-Bedroom Upper-Floor Apartment
- 30% Shared Ownership
- 988 Years Remaining on the Lease
- Allocated Parking Space
- Lift Access Available

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1057.44

Ground Rent: 0

This is a Leasehold property with details as follows; Term of Lease 990 years from 16 Nov 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£79,500



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104984](https://www.brownandmerry.co.uk/Property/WAF104984)



Property Ref:
WAF104984 - 0003

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