



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

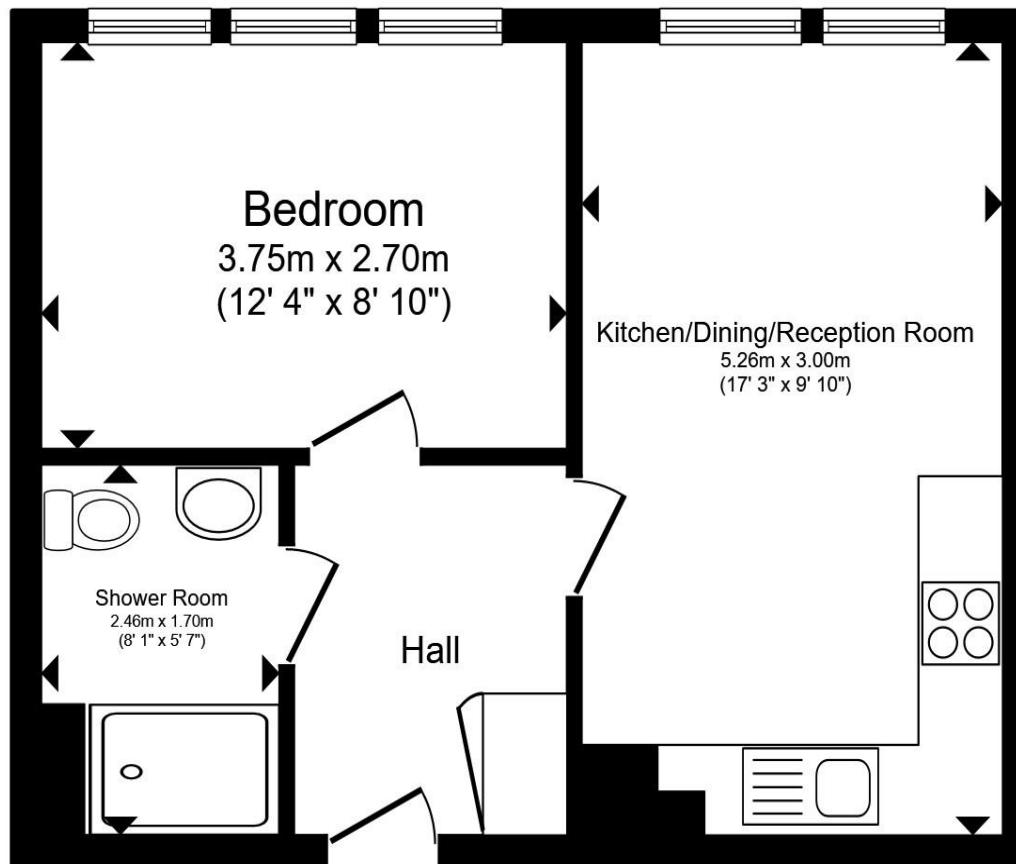


**welcome to**

## **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 m<sup>2</sup> (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](http://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

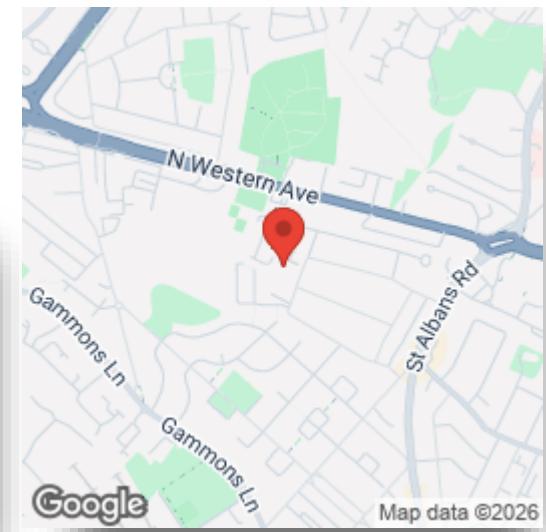
Tenure: Leasehold EPC Rating: C

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**



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

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.



Property Ref:  
WAF104984 - 0003

  
**brown & merry**



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