

**3 Lavinia Avenue, Garston,
Watford, Hertfordshire, WD25
OLF**

**David
Doyle**
Sales and Lettings

Price £360,000 Leasehold



Stylish 2 Bedroom Ground Floor Apartment with Private Garden and Parking - Over 900 year lease

Located on one of Garston`s most sought-after roads, this well-presented ground floor apartment offers practical living with the benefit of a private garden and two allocated parking spaces at the front.

The property features a large hallway, two spacious double bedrooms, a lounge, kitchen/dining room, and a modern shower room. It also benefits from fully insulated and rendered external walls, ensuring excellent energy efficiency.

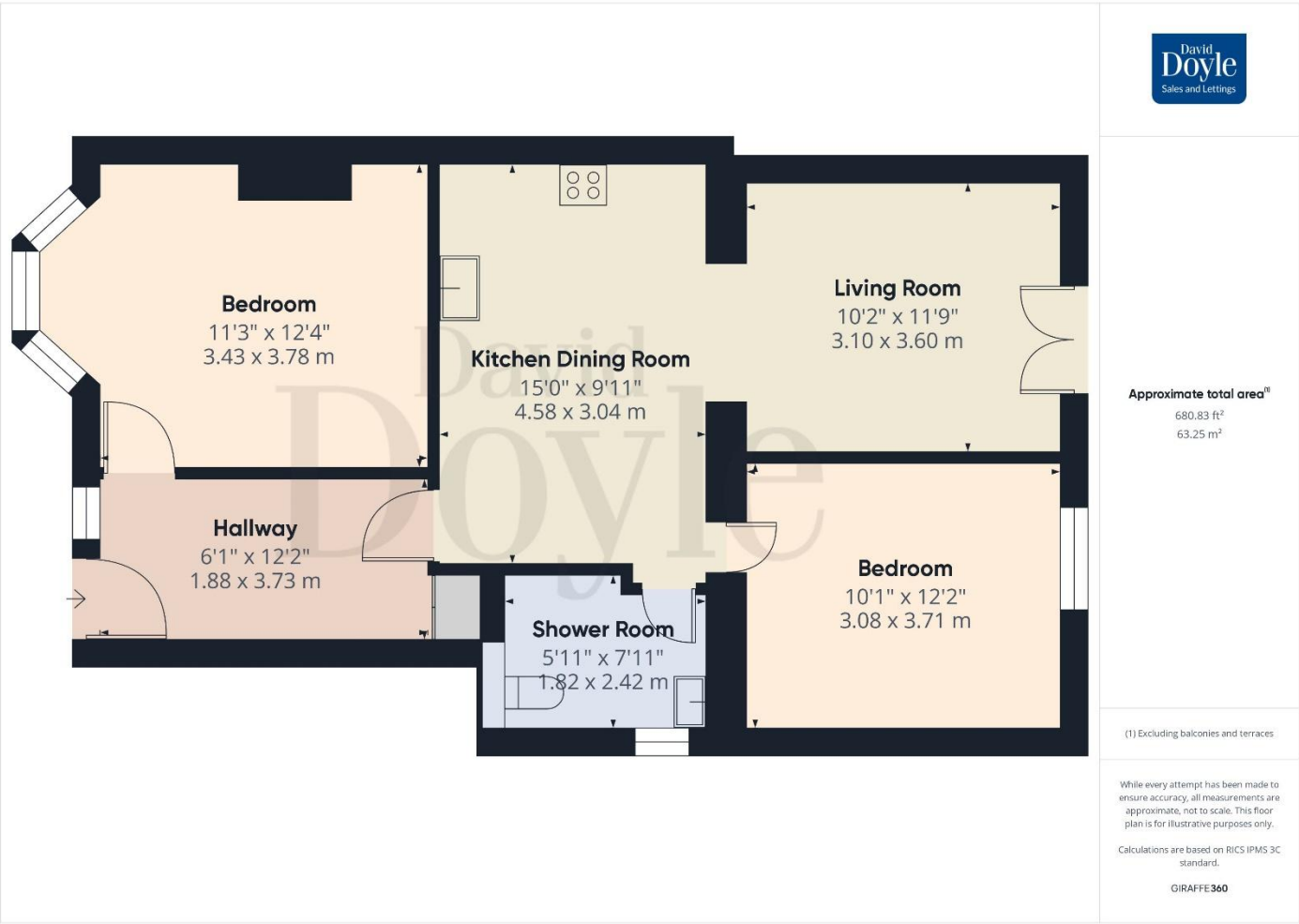
The property is leasehold, with a long lease, and is ideal for a range of buyers.

Lavinia Avenue is a popular residential location close to shops, schools, and leisure facilities. Excellent transport links include Garston Station, Watford Junction, and easy access to the M1 and M25 motorways.

Viewings are highly recommended.

Council Tax Unknown

Tenure -Leasehold



Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1960
Council Tax Band	Don't know
This year council tax charge	Don't know
Tenure	Leasehold
Remaining Lease Length	999
Ground Rent	0
Next ground rent review date	No
Method of review/price increase	No
Service charge this year	0
Name of management company	No
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Cable
Do you have a telephone connection?	Unknown
What parking facilities does your property have	Private/driveway

Please state any costs per annum for parking 0

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? Yes

Is the property an apartment? Yes

is the property under 11 meters high? Yes

Are you aware of any works required to the block? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? Yes

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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