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ROCHESTER COURT, WATFORD - £210,000
1 Bedroom Ground Floor Flat



***** CHAIN FREE ***** 1 double bedroom ground flat in stunning condition with a long lease, direct access to communal garden and allocated off street parking space.

The flat contains; 1 double bedroom, stylish shower room, modern open plan kitchen / living room / dining room as well as an additional storage cupboard.

To the rear is a communal garden that this property has direct access to via sliding doors from the living room. To the front there is an allocated off street parking space.

Lease Expires - 4/1/2168

Service Charge - £1120pa

Service Charge Review Period - January 2024

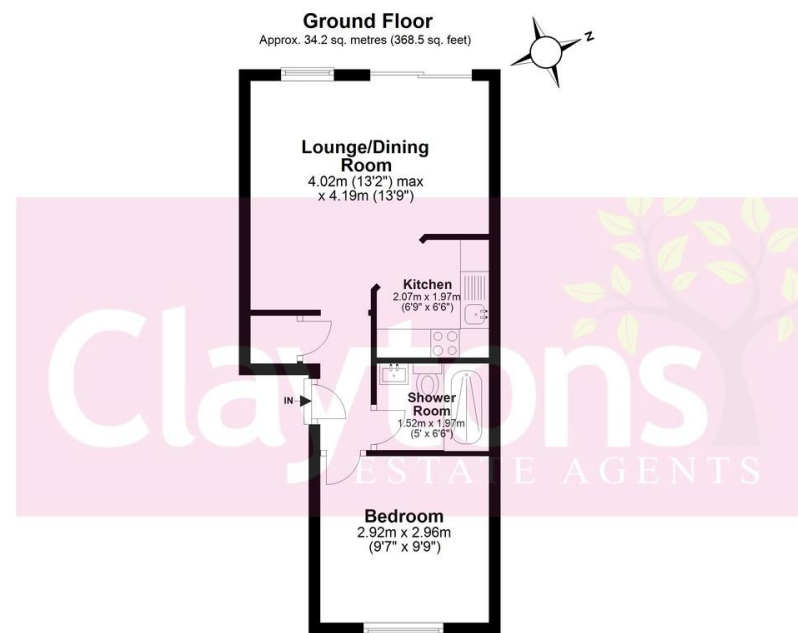
Ground Rent - £150

Ground Rent Review Period - September 2024

Council Tax Band - C (Watford)

- 1 bed ground floor flat
- Double bedroom
- Stylish shower room
- Modern Kitchen
- Open plan dining room / living room
- Fantastic Location
- Long Lease (Expires 4/1/2168)
- Direct access to Communal Garden

Due to its brilliant location; the flat is in close proximity to the major road links of the M1 & M25 and is only a short distance to all local amenities.



Total area: approx. 34.2 sq. metres (368.5 sq. feet)



📍 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

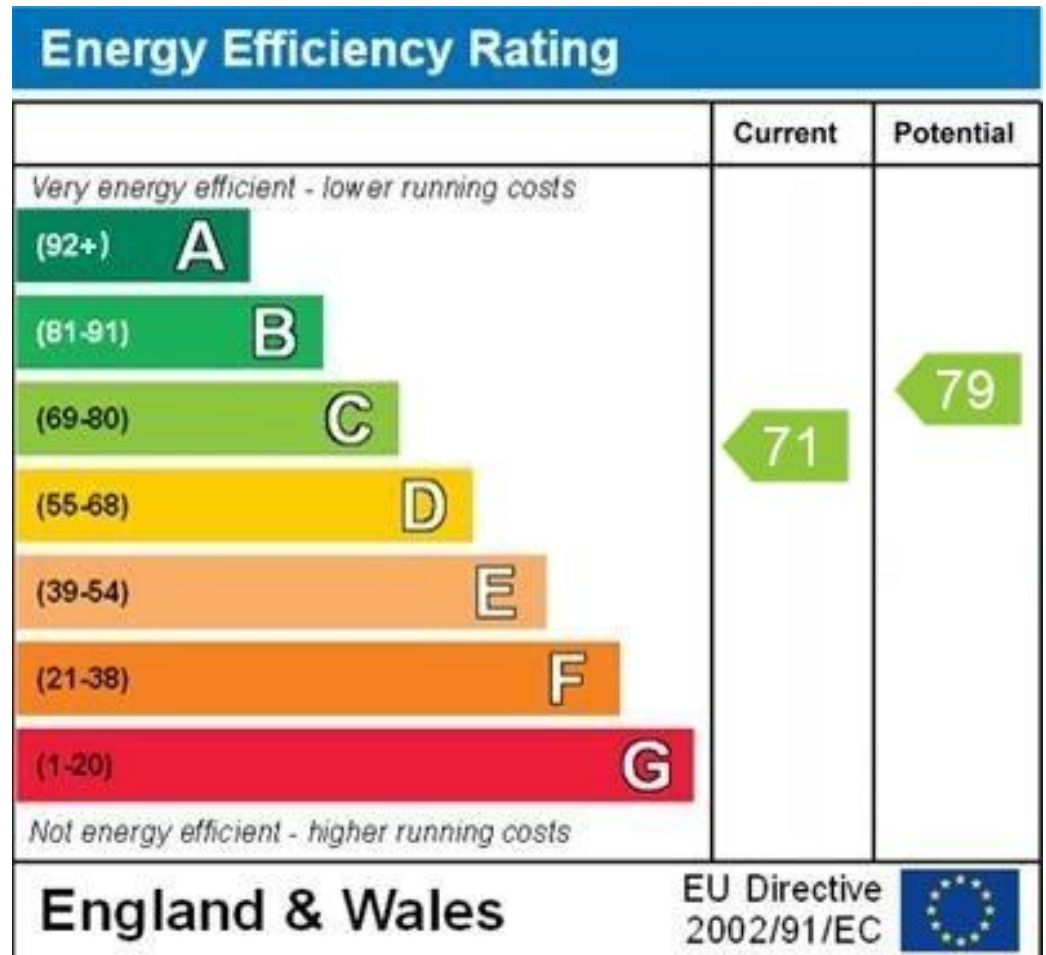
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

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