

LEASEHOLD



Apartment (EPC Rating:)

**MULBERRY LODGE, EASTBURY RD,
WATFORD. WD19 4PN**

Asking Price

£350,000



2 Bedroom Apartment located in Watford

Warren Anthony are delighted to offer to market the sought after Mulberry Lodge which is Ideally located for Bushey Station.

Immaculately presented throughout and consists of two double bedrooms and with family bathroom and further ensuite shower room on the first floor. With allocated underground parking, lift access and Juliette balcony.

Benefitting from underground parking and a lift. Also comes with the added advantage of gas central heating. Ideal purchase for the commuter or investor. Ideally located for Bushey mainline station, with direct access to London, opposite the ever popular Bushey Park with access to River Colne, walkways and play areas.

Enter the secure communal entrance door with entryphone system, to option of lift or stairs up to all floors. This apartment is on the first floor. Through private entrance door into the hallway with bathroom, both bedrooms, storage then to kitchen and lounge.

The spacious lounge/diner provides a versatile living space and is finished in neutral colours with double glazed window and Juliette balcony. With laminate wood flooring, pendant light, powerpoints, media points and radiator.

The modern fitted kitchen comprises of a range of beech effect wall and base units providing useful storage, roll top work surfaces, stainless sink and drainer unit with mixer tap, four piece gas hob and built in low level oven, integrated fridge freezer, space and plumbing for washing machine. Window, extractor fan, radiator and boiler. Tiled floor and splashbacks, plenty of powerpoints, inset spot lighting.

The bathroom comprises of a practical white suite with WC, pedestal wash basin, full size panel enclosed bath with mixer tap, part tiled walls, tiled floor and extractor fan.

The main bedroom with carpet to floor, double glazed windows providing ample natural light,

Bedroom Two is also of good size with window to aspect and radiator, powerpoints and carpet to floor.

Outside with the well maintained communal gardens are mainly to rear and surrounding building.. Secure underground parking with allocated space. plus visitors parking to the side of the building.

Service/Maintenance Charge:
£1,370 Per Annum (£685 payable every six months - Includes Ground Rent and Buildings Insurance. (*).

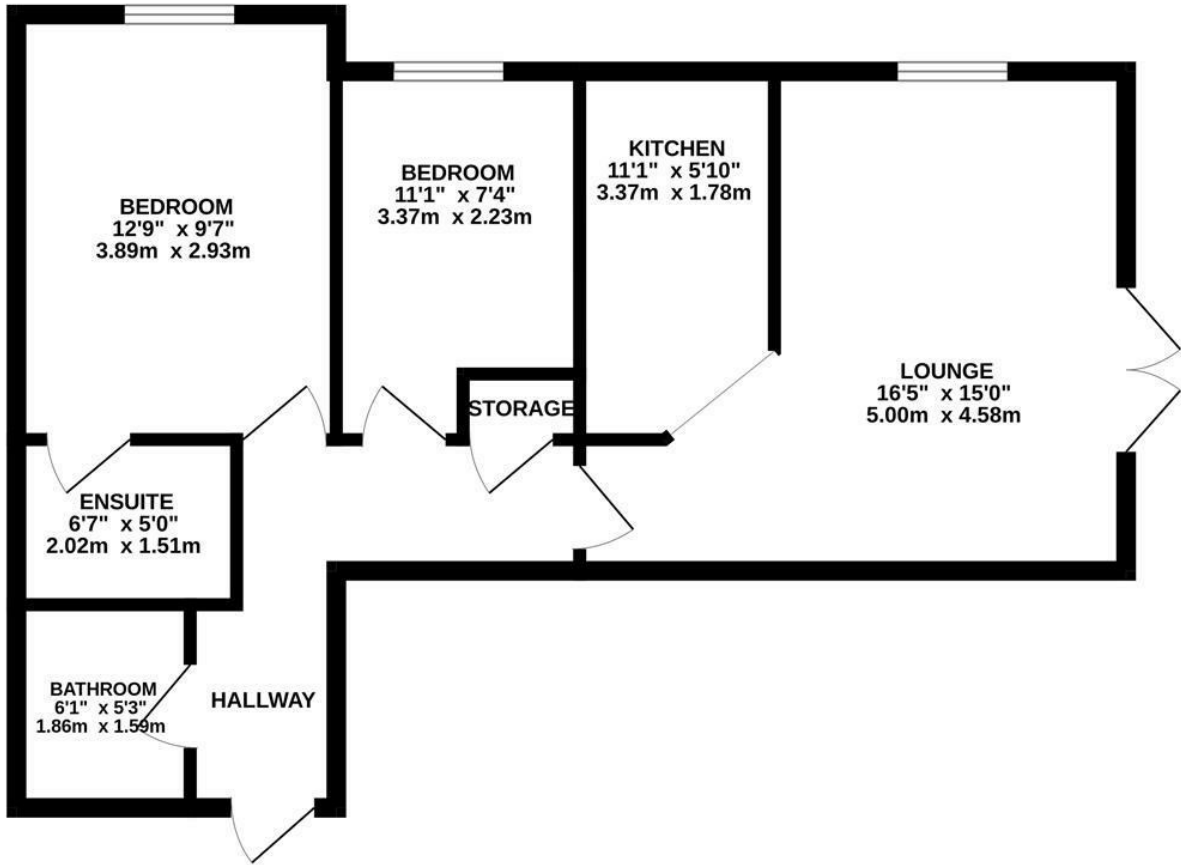
Lease: 102 years remaining (*).

(*). The vendor has provided us with this information and we have seen no documented evidence to support this.



WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Call us on

01923 220012

sales@warrenanthony.co.uk

<https://www.warrenanthony.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the

