

LEASEHOLD

addison court



Apartment (EPC Rating:)

ST. MARYS VIEW, WATFORD, WD18
0GR

£252,500

1 Bedroom Apartment located in Watford

A superb one bedroom apartment located in Watford town centre and offered for sale with no upper chain and an allocated parking space.

FULL DESCRIPTION

An fabulous apartment set within a modern development of converted apartments and situated within 200 metres of Watford Girls Grammar School.

We consider this one of Watford's most convenient locations with a plethora of restaurants and shops including the Atria centre on your door step. Also an ideal base for commuters closeby to both Watford Junction and High Street with direct access to Euston Station.

Our apartment itself features a large open plan living/kitchen area, master bedroom, family bathroom and a beautiful decked sun terrace with plenty of room for pots and plants and garden furniture and an allocated parking space.

Call to book your appointment to view now!

Entered from the communal entrance via intercom, stairs lead to the second floor.

Through the front door there is a entrance vestibule with doors to all rooms.

OPEN PLAN RECEPTION 17'0" x 10'3" (5.17m x 3.13m) leading to KITCHEN 9'1" x 5'9" (2.76m x 1.74m)

The lounge is welcoming space of excellent proportions being open plan with the kitchen

area being separated by a large breakfast bar. Windows overlook the front aspect and a double glazed door leads to the sun terrace. The kitchen area has a range of fitted units at base and eye level with integrated oven and hob with extractor fan above. There is plumbing and space for an automatic washing machine and fridge freezer.

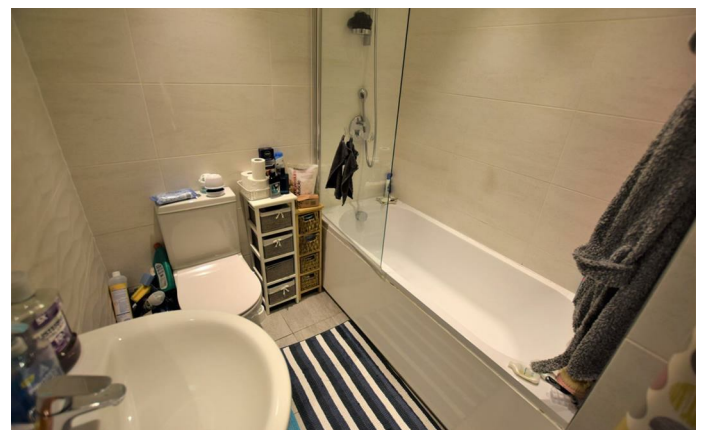
BEDROOM 13'2" x 11'9" (4.01m x 3.28m)
The bedroom is well apportioned and has a large window overlooking the front aspect.

BATHROOM 9'1" x 6'2" (2.76m x 1.88m)
The bathroom has a modern white suite with a panel enclosed bath with a shower above, low level w.c. and a wash hand basin. The walls are fully tiled.

OUTSIDE: there is a large sun terrace which is dual aspect to the front and rear and is fully decked.

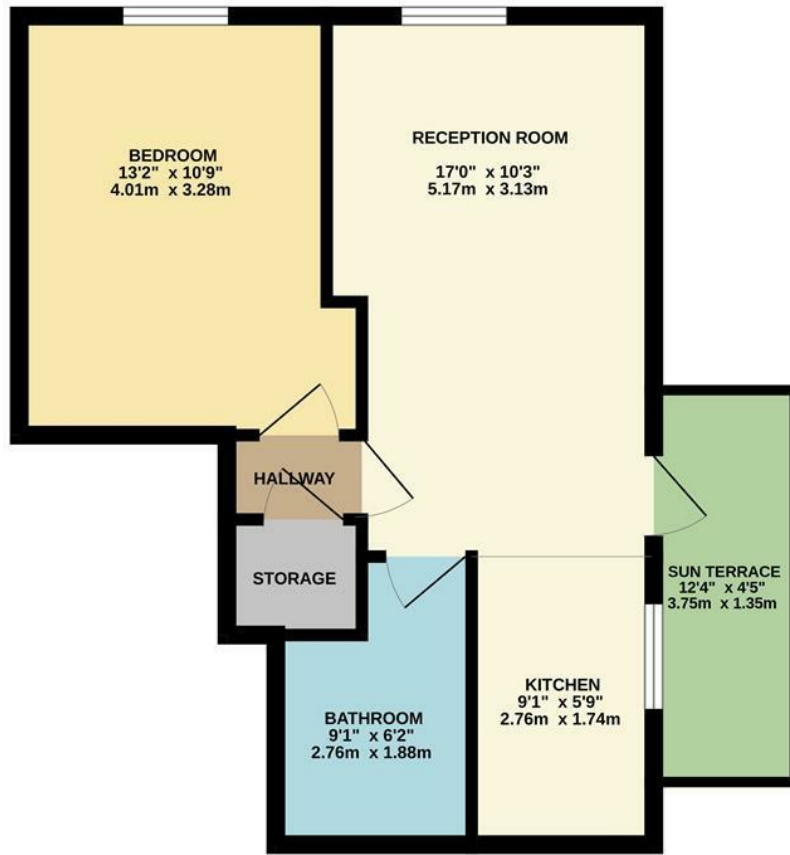
Parking: there is one allocated parking space to the front of the property.

Lease : 125 years from 31/12/2014
Ground Rent £300.00
Service Charge £1300.00



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

GROUND FLOOR
425 sq.ft. (39.4 sq.m.) approx.



1 BED APARTMENT

TOTAL FLOOR AREA : 425 sq.ft. (39.4 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Call us on

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<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