

LEASEHOLD



Maisonette (EPC Rating: D)

DEVON ROAD, WATFORD, WD24 4HN

£295,000

## 2 Bedroom Maisonette located in Watford

Situated in a sought after road within close walking distance to Watford Junction and the town centre. An attractive two bedroom first floor maisonette with newly extended lease which would suit the first time buyer, small family or an investment for the landlord looking for a suitable 'Buy to Let'. This property could achieve £1,600 pcm.

The property is accessed entered via its own private entrance via a double glazed main door and natural lit stairwell to the:-

Landing leading to all rooms.

The main reception has a double glazed window to the front aspect, carpet to floor, fireplace and alcoves with room for full size dining table and chairs and living area with space for sofa and media furniture. Duo pendant lighting, powerpoints and radiator.

The u-shaped kitchen is a lovely open space comprising of a wide range of fitted wall and base units in beech effect. Bowl sink and drainer with mixer tap, marble effect work surfaces with matching splashback, space and plumbing for washing machine, space for freestanding fridge-freezer, built in gas hob and matching baselevel oven in a brushed steel finish, integrated extractor fan, good quality laminate flooring and a double glazed window overlooking the garden.

The main bedroom with front aspect is presented in excellent condition with pendant lighting, powerpoints and carpet to floor.

The second bedroom with double glazed window to rear aspect, powerpoints, radiator and carpet to floor.

The bathroom comprises of a white suite to

include a full sized bath, shower, pedestal wash basin, WC, floor to ceiling wall tiles, opaque double glazed window to rear aspect.

There is a very useful large cupboard with its own window to front aspect, this could possibly be developed into an en-suite or dressing area from the main bedroom.

Outside

To the front of the property is off street parking for two cars with mature shrubs and small evergreen trees.

The side access leads to the private entrance of our maisonette and then the gate to the garden. The generous size and privacy of the rear garden is an absolute bonus of this property. Comprising of several hardstanding areas, with plenty of room and options for entertaining, garden shed, outside tap and enclosed by chain link and panel fencing.

The lease has recently been extended to 99 years remaining and there is a peppercorn ground rent payable approximately £20 per annum.

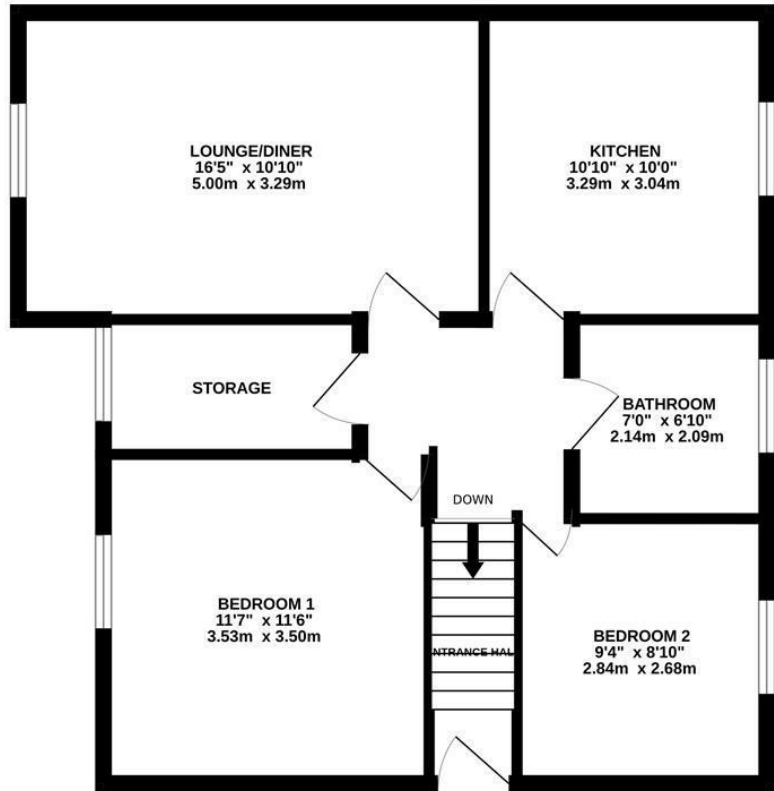
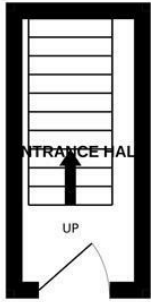
For the prospective landlord, we would anticipate high demand for this property and if placed on the open market today would achieve approximately £1,600 pcm.



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

GROUND FLOOR  
44 sq.ft. (4.1 sq.m.) approx.

FIRST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



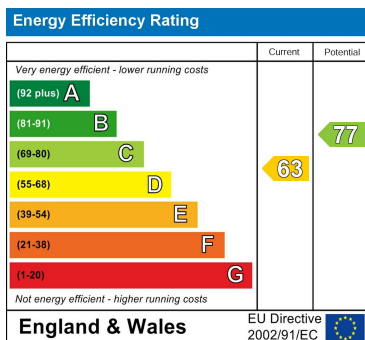
TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.

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

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Energy Performance Graph



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