

LEASEHOLD



Maisonette (EPC Rating: D)

MOOR LANE CROSSING, WATFORD,
WD18 9QN

£340,000

2 Bedroom Maisonette located in Watford

Situated in a pretty location, bordering the Croxley Moors and only a 15 minute walk to Croxley Station, perfect for the daily commute.

Comprising of a spacious reception room with a spacious and modern fitted kitchen, lovely bathroom and two double bedrooms. Also benefitting from its own garden.

The property also has the advantage of having a good lease and we advise you to call in the first instance to arrange an early inspection to avoid disappointment.

The property is accessed entered via its own private entrance, being a double glazed main door and stairwell to the hallway leading to the main reception, separate kitchen, bathroom and bedroom two.

Main reception is a good sized room with upvc window to front aspect, feature fireplace, carpet to floor, radiator, powerpoints and and spot lighting and additional wall uplifiers.

Leading to a double main bedroom, upvc window to front aspect, carpet to floor, built in storage cupboard, spot lighting and walls uplifiers.

The kitchen, comprises of a range of high gloss eye and base level units, stainless steel sink with drainer, inset cooker, and built in gas hob, integrated fridge freezer, plumbing for washing machine, tinted transparent splashbacks to wall and again a double glazed window to rear aspect.

The bathroom with oversized neutral tiles to floor and wall, with panel enclosed bath with mixer taps and shower, sink with high gloss vanity cupboard, low level w.c.,, obscured double glazed window to side aspect and

heated chrome towel rail.

The second bedroom is again a great sized double with UPVC window to rear aspect, carpet, radiator, spot lighting and powerpoints.

The private garden is currently laid to lawn with timber shed and benefits from an additional decked area to the rear, with mature tree and enclosed by panel fencing with concrete posts and kickboards.

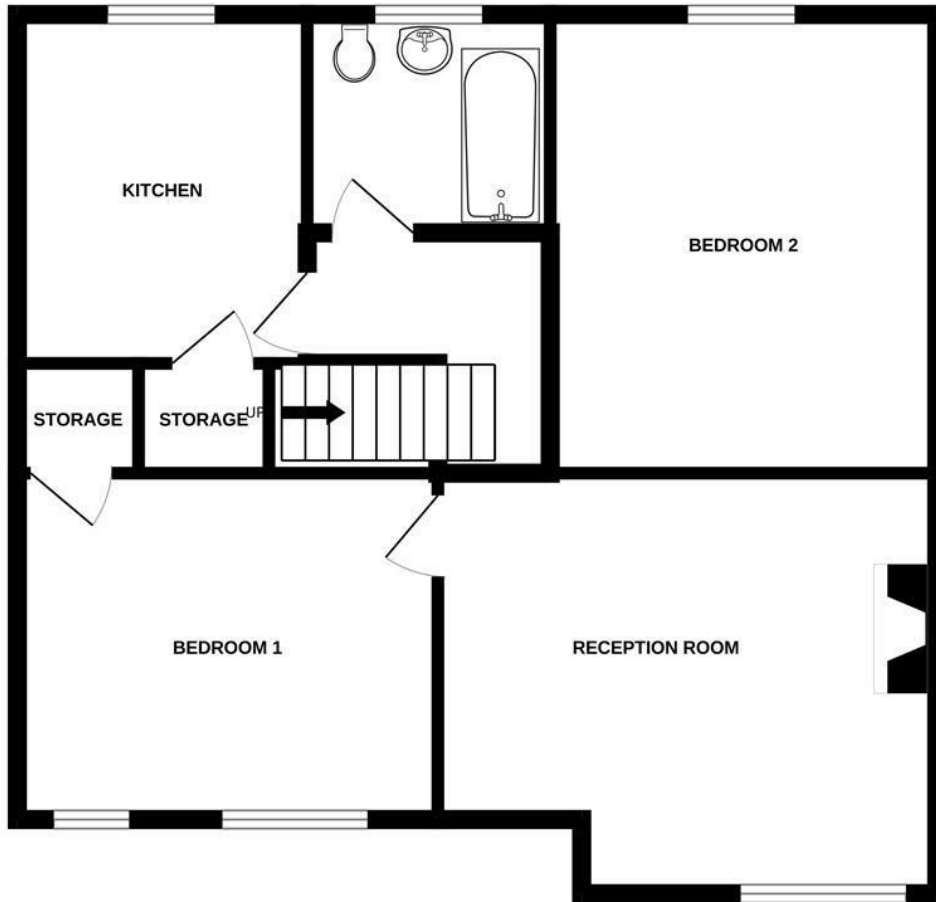
Lease: 86 remaining
Service Charge: £217.50 per annum
Ground Rent: £70 per annum

Energy Performance Certificate D with potential to improve to a C
Council Tax: Three Rivers Band C



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FIRST FLOOR

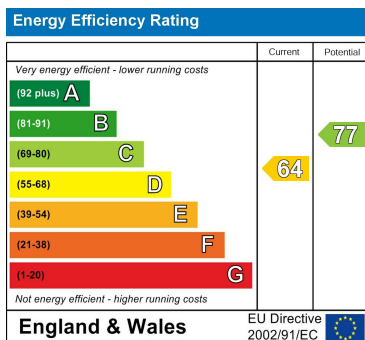


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

D

Energy Performance Graph



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