

LEASEHOLD



Apartment (EPC Rating: D)

**ELTON PARK, WATFORD, WD17 4NW**

**£245,000**



# 1 Bedroom Apartment located in Watford

A fantastic ground floor one bedroom apartment, beautifully presented throughout, with parking and ideally located close to Watford Junction Station.

## Entrance

Secure communal entrance with entryphone system. Own door leads to hallway with access to all rooms.

Service charge: £1,244.86 (payable every six months £622.42 and £622.44). No ground rent.

## Reception 18'8" x 10'6" (5.68m x 3.19m)

Window to front aspect, carpet to floor, storage heater, pendant lighting, powerpoints. Leading to the

## Kitchen 10'5" x 5' 11" (3.19m x 1.80m )

Fitted kitchen comprising of wall and base units, laminate work surface, stainless steel sink and drainer, metro-tile splashback, electric hob and low level built in oven, integrated fridge/freezer. UPVC window to front aspect.

## Bedroom 12'6" x 11'6" (3.81m x 3.51m)

Double glazed windows to front aspect, good quality carpet to floor, pendant lighting, radiator.

## Bathroom 8'2" x 5'11" (2.49m x 1.80m)

The bathroom comprises of a white suite with WC, pedestal wash basin, panel enclosed bath with wall mounted shower, tiled walls, towel rail and extractor fan.

## Outside

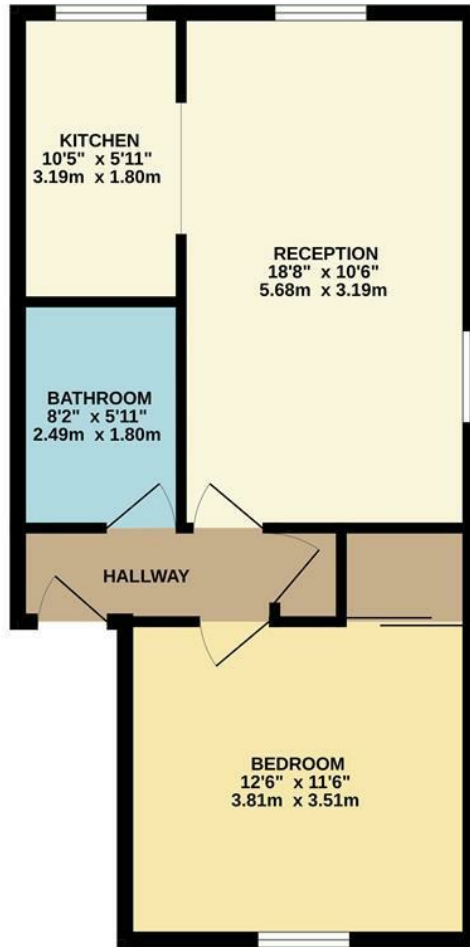
Enclosed by pretty communal gardens and allocated parking space.

Lease length: 151 years



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

GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.8 sq.m.) approx.

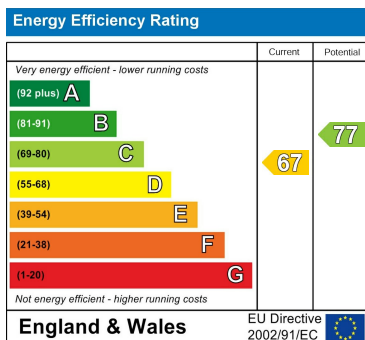
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

D

Energy Performance Graph



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