

LEASEHOLD



Apartment (EPC Rating: D)

**KING GEORGES AVENUE, WATFORD,
WD18 7TD**

£225,000

1 Bedroom Apartment located in Watford

Warren Anthony are delighted to offer for sale a one bedroom apartment on the second floor. This purpose built development offers with residents parking with well maintained communal gardens. Being close to local shops but maintaining a private location.

Entered via a communal hallway with entry phone system with stairs leading to all floors.

Via the front door into a hallway with doors to all rooms. The lounge with plenty of light with carpet to floor, storage heater, pendant lighting and lots of powerpoints. Leading to a fitted beech-effect kitchen with space for freestanding cooker, large fridge freezer and washing machine and small breakfast bar.

The bathroom is tiled with a full sized suite and large cupboard housing the combi-boiler

The master bedroom with plenty of room for storage and king-sized bed, window, carpet to floor, pendant lighting and powerpoints.

Lease 120 years remaining (to be confirmed by vendor)

Service Charge £1311.80 per annum (to be confirmed by vendor)

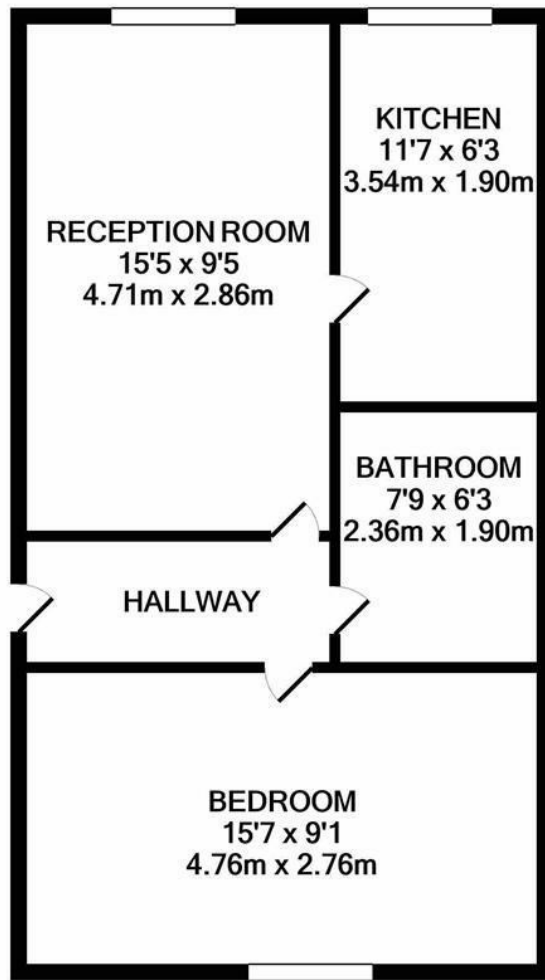
Ground Rent £200.00 per annum (to be confirmed by vendor)

Council Tax: Watford Council Tax Band B

EPC: D with recommendation to improve to a C



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



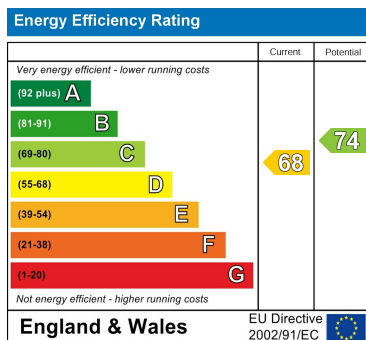
SOLAR COURT
 TOTAL APPROX. FLOOR AREA 444 SQ.FT. (41.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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