

LEASEHOLD



Maisonette (EPC Rating: D)

VICARAGE ROAD, WATFORD, WD18

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Guide Price

£299,950



3 Bedroom Maisonette located in Watford

We are delighted to offer to the market an amazing opportunity to purchase a three bedroom maisonette/flat set over two floors WITH PARKING and a couple of minutes stroll to the hospital and town centre.

* CHAIN FREE *

Full Description

Extended three bedroom flat set over the first and second floor with small entrance hallway on the ground floor with space for shoes and coats.

With own private entrance and the rare addition of private off road parking.

With fitted kitchen to side aspect, tiled splashback, boxed in boiler. stainless steel sink and drainer, space and plumbing for washing machine, dishwasher, space for fridge freezer, underbuilt oven and separate gas hob. Plenty of storage is provided from the base and wall units.

The first floor bathroom with opaque window to rear aspect, full sized bath, radiator, wc and sink unit.

The main reception room with focal fireplace, carpet to floor, window to rear aspect, built in storage, pendant lighting.

Good sized hallway with plenty of understairs storage.

Good size double bedroom with front aspect, carpet to floor, pendant lighting, fireplace and plenty of room for storage. The smaller bedroom still has room for a small double, some storage space and again with front aspect.

Another staircase leads to the second floor which has been converted into a beautifully finished master suite. With large dormer window, spot lighting, room for double bed. The opposite end of this cavernous space has velux windows, plenty of eaves storage and lots of room to possibly built in additional wardrobes and storage. To finish is the attractive ensuite with purpose built stand up shower and glass screen, attractive high gloss vanity unit and shelves, sink and low flush w.c.

Lease remaining 125 years from 1 Jan 2010
No Service Charge

Ground Rent is set at £200 per annum

The loft conversion has the buildings control certificate

Private Parking

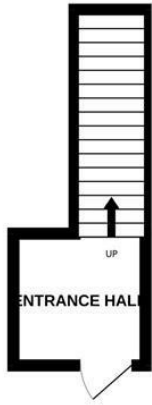
Council Tax is Watford and the property is registered as a Band B

Energy Performance Certificate is currently a D with recommendations to improve to a C

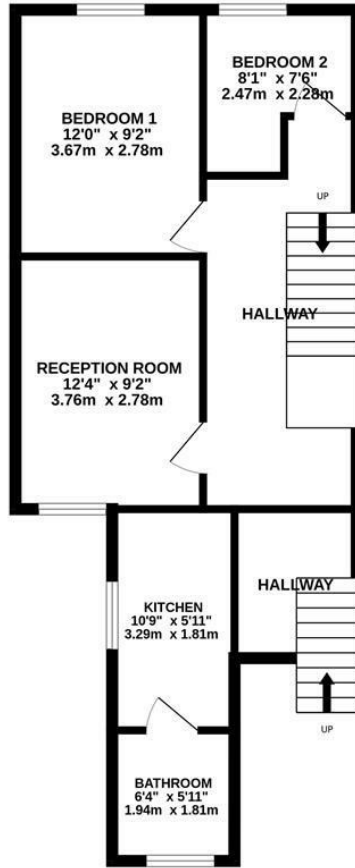


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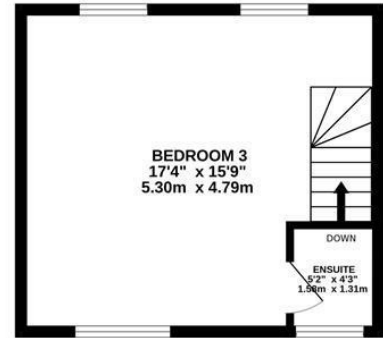
GROUND FLOOR
79 sq.ft. (7.4 sq.m.) approx.



FIRST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



2ND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



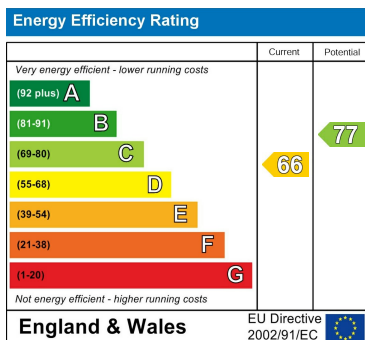
TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

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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