

LEASEHOLD



Apartment (EPC Rating: C)

**NORBURY AVENUE, WATFORD,
HERTFORDSHIRE, WD24 4PE**

£290,000



2 Bedroom Apartment located in Hertfordshire

Beautiful flat in a serene location, modern kitchen, open-plan reception, two bedrooms, and a newly refurbished bathroom, with excellent public transport links and nearby schools, perfect for the buyer seeking convenience and a vibrant lifestyle.

Nestled in a quiet gated development with access to green spaces and short walk to Watford Junction Station, this charming flat is now on the market and just waiting for the right buyer to call it home. With fantastic public transport links and nearby schools, it's in the perfect spot for convenience.

Situated on the first floor, accessed via a secure communal entrance. From front door into hallway with access to all rooms.

The open-plan reception room is light and airy with balcony and overlooks the development with plenty of room for a full sized suite and table.

The kitchen features integrated undercounter cooker and separate electric hob with space and plumbing for washing machine with additional space for a fridge freezer. The kitchen has plenty of high gloss units at eye and base level with granite effect countertops. The open-plan design provides a practical working space with lots of natural light.

The flat boasts two bedrooms, with the generous master bedroom offering built in storage.

The property also has a large, newly refurbished bathroom, The bathroom is composed of a contemporary white suite, enclosed bath with mixer tap and hand-held

shower attachment, glass shower screen, washbasin with vanity storage cupboard, a toilet, fully tiled walls and flooring, inset spotlights and an extractor fan.

Parking and Communal Gardens.

Lease: 89 years remaining

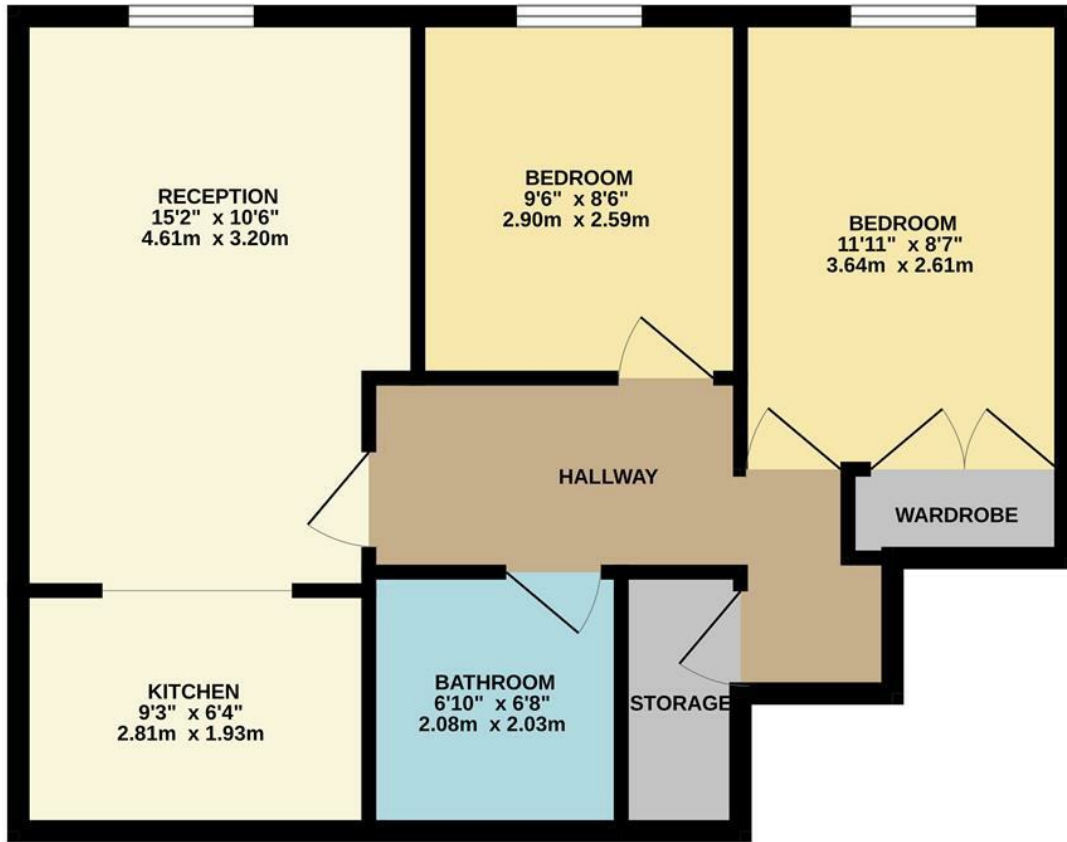
Service Charge: £ per annum

Ground Rent: £300.00 per annum



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GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.

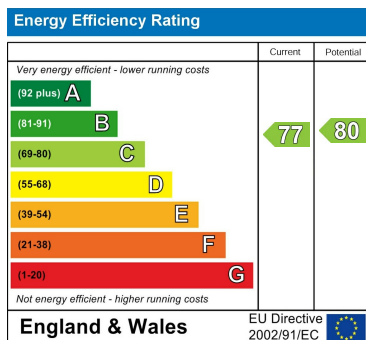


TOTAL FLOOR AREA: 544 sq.ft. (50.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

C

Energy Performance Graph



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01923 220 012

enquiries@warrenanthony.co.uk

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