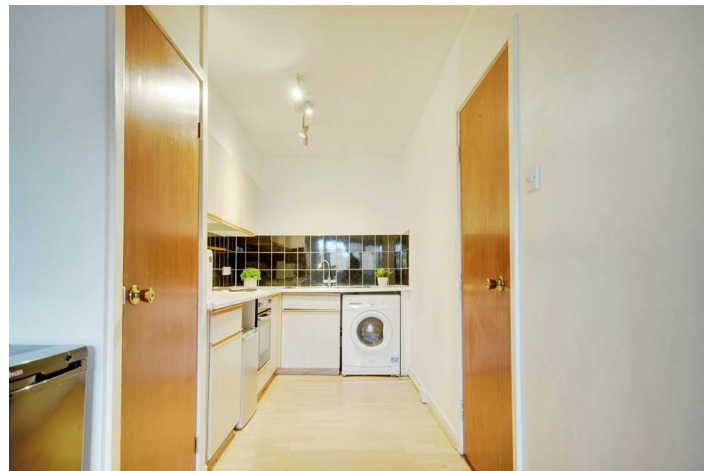


SHARE OF FREEHOLD



Apartment (EPC Rating: C)

EXCHANGE ROAD, WATFORD, WD18
0QU

Offers Over

£200,000



1 Bedroom Apartment located in Watford

WITH PARKING!! Roof Gardens is a one bedroom, one bathroom flat on the first floor. Situated in a central location, this property home offers easy access to Watford Town Centre, motorways and train lines. Our flat also comes with the benefit of a long lease with 990 years remaining and also includes the added convenience of a car parking space in a secure gated car park with lift to ground, first and second floors.

A fantastic opportunity to purchase our one bedroom apartment on the first floor which is located in a central location to Watford Town Centre and with the rare added bonus of gated parking.

Also being a short walk from Watford Girls Grammar School and Watford General Hospital. The town has a tremendous array of restaurants, bars and shops which are just a mere two minute walk away as is the commercial hub of Clarendon Road with its many head offices. The apartment is a few minutes walk to Watford High Street Station, less than ten minutes to Watford Junction and about 15 minutes to Watford Metropolitan Line Station. Roof Gardens makes an ideal purchase for the first time buyer or buy-to-let investor.

Entered via a security entry phone system with the option of using the lift or stairs to the first floor. From the front door of the apartment is the hallway which leads to all rooms being the open plan reception, the kitchen, the bathroom and the bedroom.

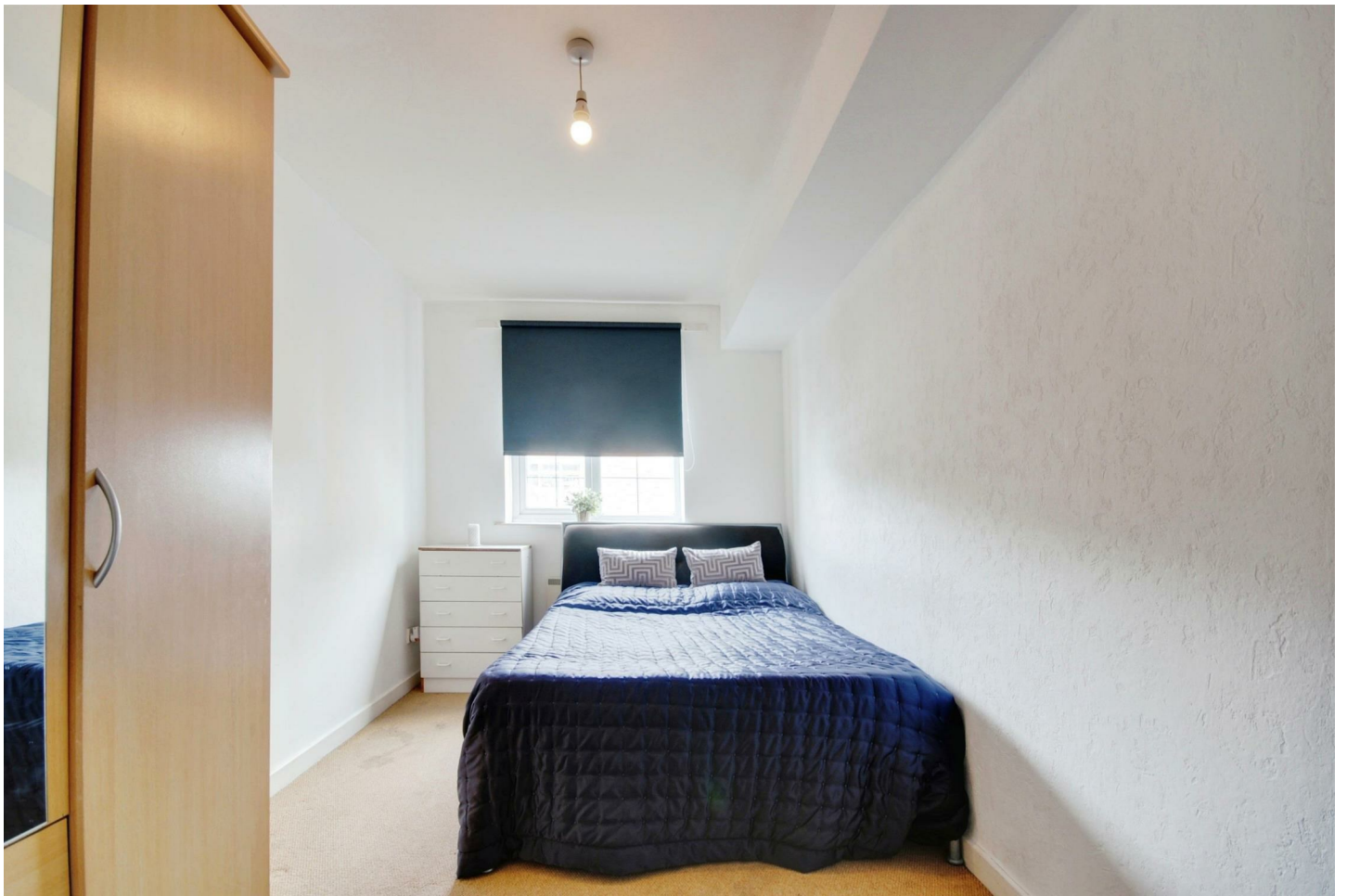
The open plan lounge has plenty of space for furniture and table with window to front aspect. Leading to the fitted kitchen which is a great practical space with a range of units at eye and base level, integrated oven and hob, space for washing machine and fridge.

The double bedroom overlooks the front aspect and has room for a number of wardrobes and drawers.

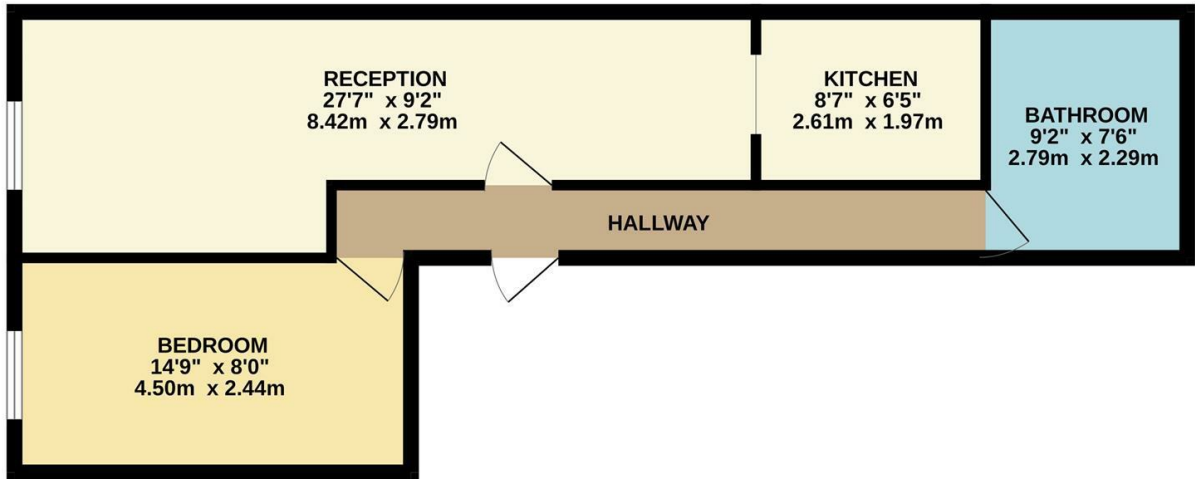
The bathroom has a suite with panel enclosed bath and shower, extractor fan, low level W.C. and wash hand basin plus partly tiled walls.

PARKING AVAILABLE WITH PROPERTY & CHAIN FREE!!!!

Lease has ben extended to 900 years with a share of Freehold
Service Charge £1,800 per annum
Ground Rent is zero
The EPC is C
The Council Tax Band is with Watford Council and is B



FIRST FLOOR
518 sq.ft. (48.1 sq.m.) approx.

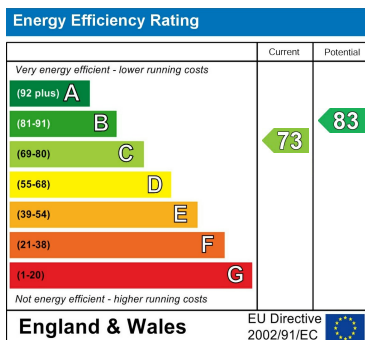


TOTAL FLOOR AREA : 518 sq.ft. (48.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the