

LEASEHOLD



Apartment (EPC Rating: C)

**BURVALE COURT, RICKMANSWORTH
ROAD, WATFORD, WD18 0JQ**

£259,950



2 Bedroom Apartment located in Watford

Burvale Court is a chainfree two bedroom apartment on the first floor, ideally situated to walk to the town centre, Watford Junction, Watford High Street and Watford Metropolitan stations. A New Lease will be available on completion.

A two bedroom, spacious apartment within a low rise development by Watford Town Centre. The property features a large lounge, fitted kitchen, two large bedrooms and good size bathroom suite.

The property is also within sight of Cassiobury Park and a few minutes walk to Watford Junction and Metropolitan train stations, the Town Centre with excellent shopping facilities and restaurants. Watford Boys Grammar School and Watford Girls Grammar Schools are approximately 0.6 miles away as well as access to local amenities such as the Everyone Active Leisure Centre, the Central Library and the Town Hall.

Bedroom 1 - 16'9 x 9'0 - An excellent bedroom space with dual windows, pendant lighting, laminate to floor.

Bedroom 2 - 13'0 x 9'9 - with room for single bed, radiator and laminate to floor.

Reception 1 - 20'6 x 11'11 - An amazing space with plenty of potential - with laminate to floor, radiator, plenty of natural light and radiator.

Kitchen - 11'11 x 6'6 - A good range of painted pine units at base and eye level. With space for washing machine and fridge freezer. The gas hob is integrated as is the base level oven below. Extraction fan. Boiler. Tiles to wall

and floor with flush mount ceiling light.

Bathroom - 9'11 x 4'9 - a good size space with a little updating required. With full size bath, W.C., basin, radiator and tiles floor and walls.

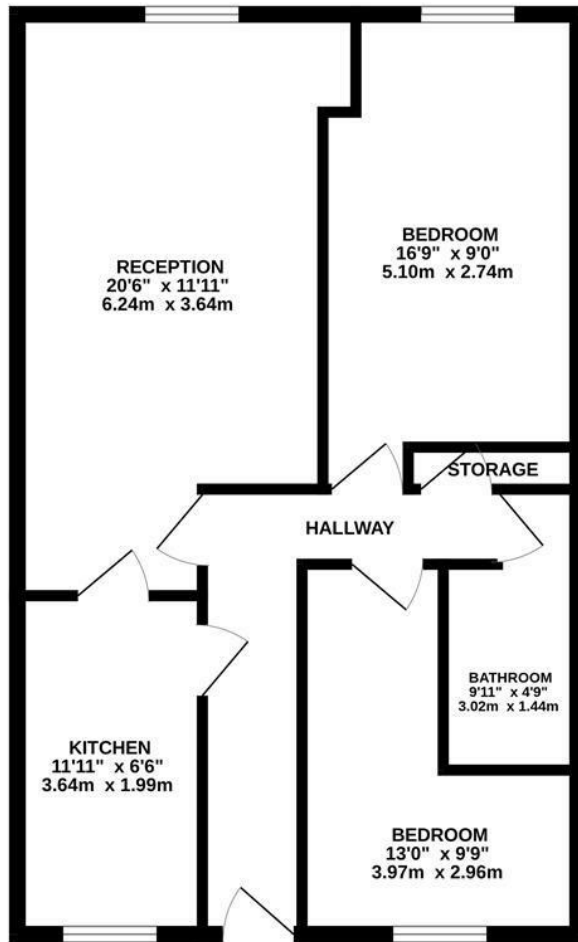
One Allocated Parking Space

Lease: to be extended to 128 years on completion

Service Charge: £354 per quarter
Ground Rent: approximately £6.25 per quarter



GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



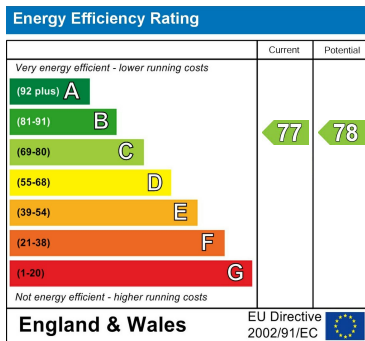
TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.

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.
Made with Metropix ©2024

Council Tax Band

C

Energy Performance Graph



Call us on

01923 220 012

enquiries@warrenanthony.co.uk

www.warrenanthony.co.uk

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

