

LEASEHOLD



Apartment (EPC Rating: D)

CALEDONIAN COURT, WEST STREET,
WATFORD, WD17 1RY

Guide Price

£222,500

1 Bedroom Apartment located in Watford

CHAIN FREE AND READY TO GO. A delightful one bedroom apartment in sought after development and finished to a modern standard. Close to the Town Centre and Watford Junction station and would make the ideal First Time Buy.

Warren Anthony are delighted to offer to the market a very generous one bedroom apartment of high quality situated on the ground floor. Comprising of an entrance hall, fitted kitchen, full sized bathroom, large double bedroom and a fabulous living space with triple aspect. Additional benefits include gated parking and bike shed.

This property is offered with no onward chain and leasehold of 150 years. We consider this an excellent purchase for both first time buyers and investors. Viewing is highly recommended

Entrance

Enter the entrance hall with wood laminate flooring, central heating radiator with separate storage and airing cupboards.

Reception Room

17'8" x 9'8"

The lounge with rear aspect with bay window overlooking garden, wood laminate flooring, coving, two central heating radiators, door to kitchen.

Kitchen

8'3" x 5'11"

Enter the kitchen overlooking the side aspect with range of modern built in wall and floor units, stainless steel single drainer sink unit with mixer taps, space and plumbing for washing machine, fridge and cooker, gas central heating boiler and window overlooking garden.

Bathroom

6'7" x 5'11"

The bathroom of good size, luxury bathroom suite with enclosed shower attachment, pedestal wash hand basin, low level W.C., part tiled walls, heated towel rail, radiator, extractor fan.

Bedroom

12'7" x 6'6" | 246'0"

The bedroom with side aspect, wood laminate flooring, coving, central heating radiator, power points.

Outside

Outside the garden is set within well maintained communal grounds. Important note. This apartment does not have a parking bay however the current owner has been given temporary permission to park in the gated car park next to the hedge and a permit has been issued to the owner. This arrangement has been in place for the last 12 years.

Lease Remaining: 150 years (189 years from March 1986)

Service Charge: £378.54 per quarter

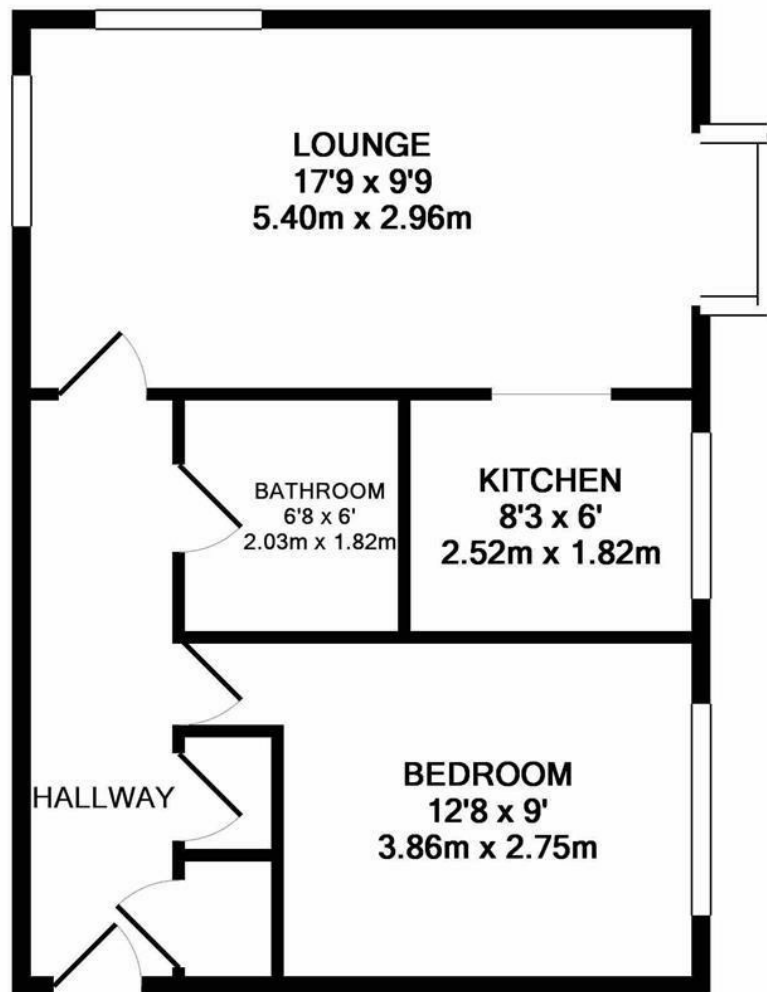
Ground Rent: None

EPC: D

Council Tax: Watford D



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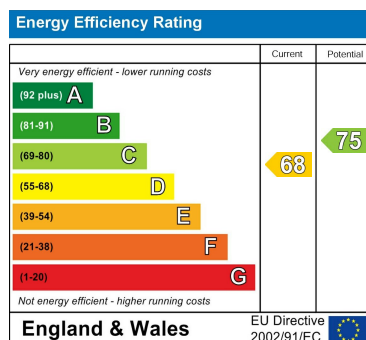


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



Call us on

01923 220012

sales@warrenanthony.co.uk

https://www.warrenanthony.co.uk

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