

SHARE OF FREEHOLD



Apartment (EPC Rating: D)

WOODFORD ROAD, WATFORD, WD17
1PA

£220,000

1 Bedroom Apartment located in Watford

A one bedroom first floor maisonette located a short distance from Watford Junction Station and offered for sale with Share of Freehold and no upper chain.

FULL DESCRIPTION

Entered from the front door to a hallway with stairs leading to the first floor. From the landing there are doors leading to all rooms.

The lounge overlooks the front aspect with two large double glazed windows, wood style flooring and a radiator.

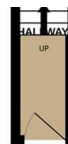
The bedroom has a double glazed window overlooking the rear aspect wood style flooring and a radiator.

The kitchen has a range of fitted units at base and eye level, integrated oven and gas hob, plumbing and space for automatic washing machine, stainless steel single drainer sink unit and a wall mounted boiler.

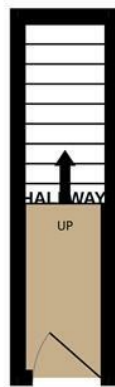
Doors lead to the shower room which has a large shower cubicle, low level w.c. and wash hand basin.

Tenure
Share of Freehold.

The vendor has provided us with this information and we have seen no documented evidence to support this.



GROUND FLOOR
44 sq ft. (4.1 sq.m.) approx.



FIRST FLOOR
421 sq ft. (39.2 sq.m.) approx.



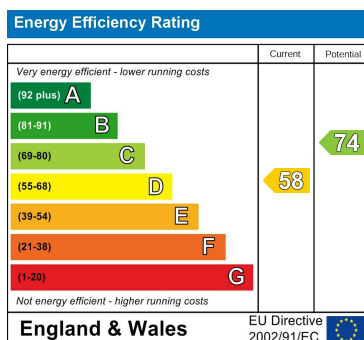
TOTAL FLOOR AREA : 465 sq.ft. (43.2 sq.m.) approx.

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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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

