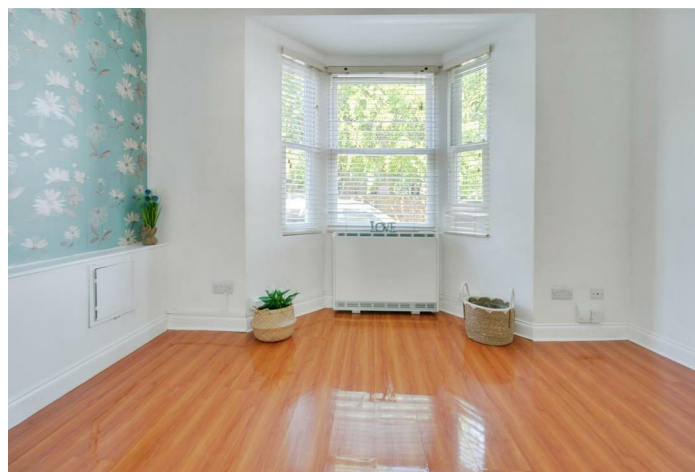


LEASEHOLD



Apartment (EPC Rating: D)

GLADSTONE ROAD, GROUND FLOOR
FLAT, WATFORD, WD17 2QZ

£195,000



1 Bedroom Apartment located in Watford

In our opinion this one bedroom apartment, with parking, will make an excellent investment or first time purchase. Situated a walking distance to the Town Centre and Watford Junction. An early inspection is highly recommended.

Located in a popular residential road close to the Town Centre and Watford Junction, we are pleased to offer a Victorian converted ground floor apartment with no ongoing chain and parking.

Lease : 115 years remaining
Service Charge 2025/2026 : Buildings Insurance £180 per annum and Water £281 per annum
Ground Rent : £180 per annum

The communal entrance door with stairs up to the first floors, then private entrance door into an open plan kitchen reception room with window to rear aspect storage and doors leading to the bathroom and bedroom.

EPC RATING E (expires 2031)
COUNCIL TAX BAND B

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

The spacious kitchen/reception room provides a versatile living space and is finished in neutral colours with double glazed window and laminate flooring.

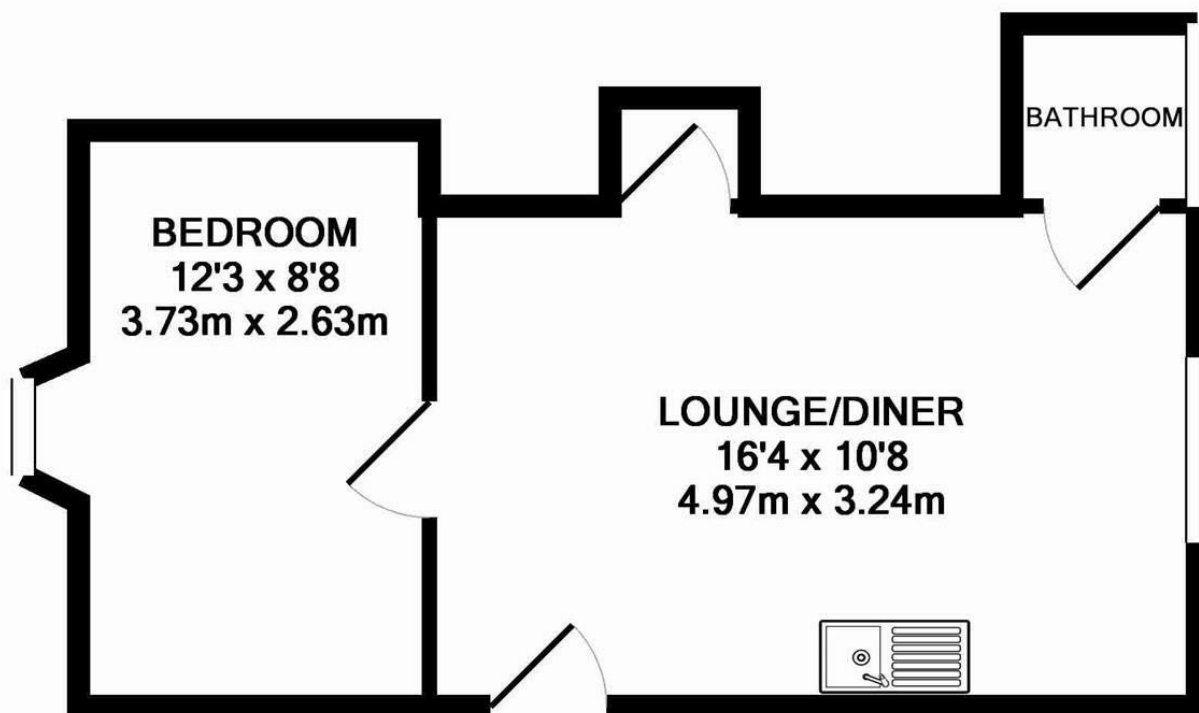
The modern fitted kitchen comprises of a range of high gloss effect wall and base units, roll top work surfaces, stainless sink and drainer unit with mixer tap, built in low level oven, inset hob with extractor hood above, and space for washing machine and fridge freezer. Extractor fan and new heaters.

The bathroom comprises of a practical white suite with WC, shower with glass enclosed screen, metro tiled walls, heated towel rail and extractor fan.

The bedroom has large glazed window providing ample natural light with laminate floor and room for storage.



WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

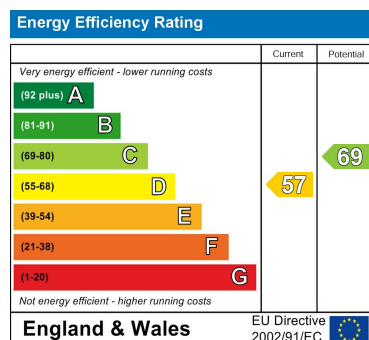


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



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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