

LEASEHOLD



Apartment (EPC Rating: C)

**CHISWELL COURT, WATFORD, WD24
7PL**

Offers In The Region Of

£264,000

2 Bedroom Apartment located in Watford

Reduced and attractively priced to sell. Close to good schools, a local high street with a fantastic array of local shops and restaurants. Situated in an attractive discreet development with parking.

- NO STAMP DUTY FOR FIRST TIME BUYERS • 2 Bedrooms • Ground Floor • 2 Parking Spaces • In Superb Condition And Ready To Move Into •

Full Description

A superb opportunity to purchase a two bedroom apartment on the ground floor and is offered for sale in excellent decorative condition throughout.

Ideal for the commuter, being only a short distance to Watford Junction, our apartment is an ideal purchase for the buy to let investor or first time buyer. The development is close to some excellent local amenities, a fantastic selection of local shops and restaurants and walking distance to some great local schools.

The property is entered via secure entry phone system leading to the communal entrance hallway, a pleasant and light shared open space with stairs leading to the other floors. Our apartment has private lobby access to the front door. On entering is the hallway with doors to all rooms. There is also a storage cupboard with new unvented hot water cylinder system. Chrome sockets fascias throughout. Entryphone.

The lounge has a large window allowing plenty of light. The open plan kitchen has a range of fitted units installed by Magnet Kitchens with integrated dishwasher, integrated oven and hob, extractor hood, integrated washing machine and room for large fridge/freezer. Tiled throughout with underfloor heating.

The master bedroom has 2 large windows and

fitted wardrobes.

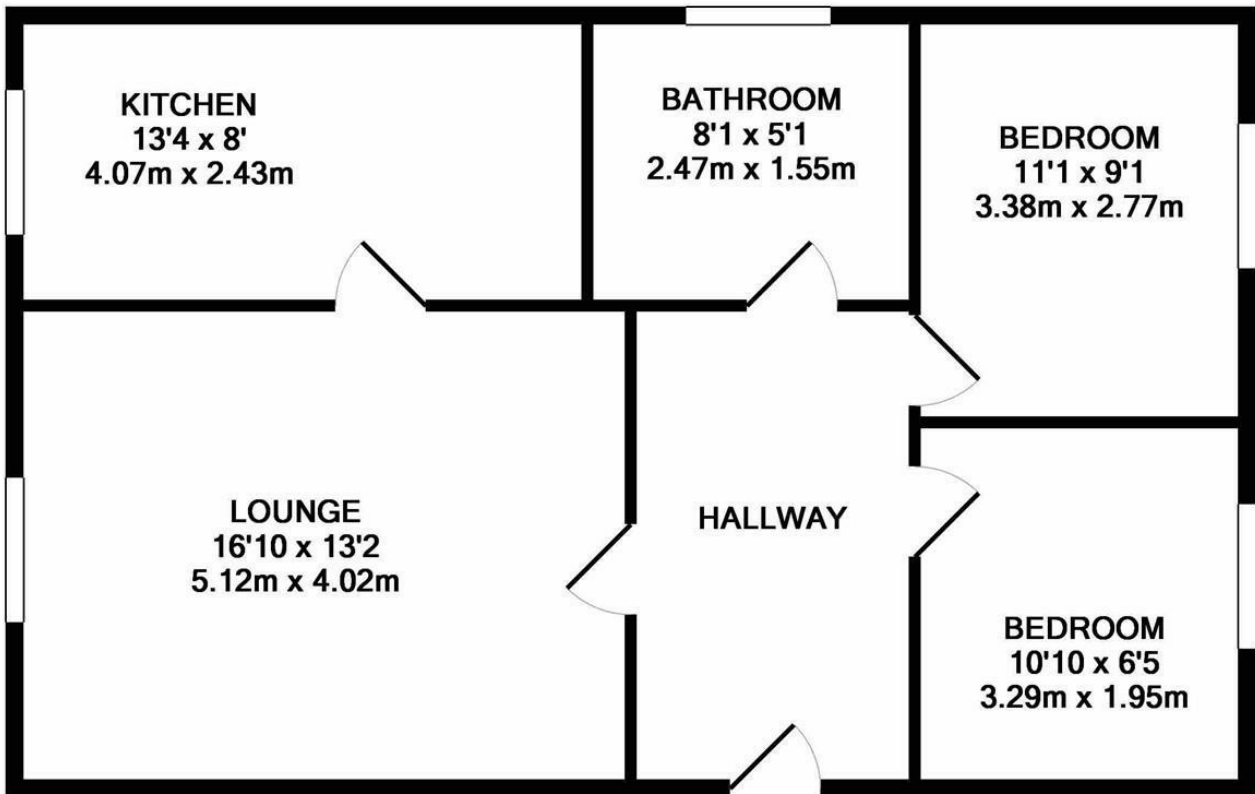
The second bedroom again with quiet aspect allowing plenty of light.

The family bathroom has a brand new modern white suite with panel enclosed bath with shower over. pedestal wash hand basin, low level w.c., and underfloor heating.

Outside there is communal gardens. The flat comes with permits for two parking spaces.



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



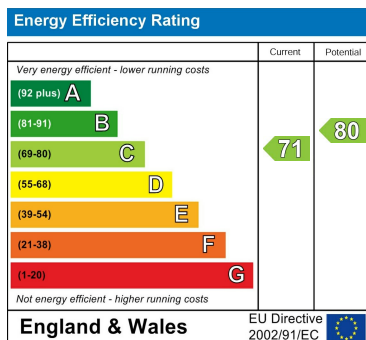
TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.7 SQ.M.)

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

C

Energy Performance Graph



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