

## Ye Olde Dairy, Watford WD19 4BS

### Asking Price £330,000

BRAND NEW stunning TWO BEDROOM TWO BATHROOM apartment situated centrally to the Watford/Bushey borders. This apartment is part of a small development of just 19 properties.

This bright brand new build apartment is finished to a great standard with an open plan lounge/diner/modern fitted kitchen which is perfect for entertaining, two high specification bathrooms (one of which is the en-suite), plush carpeted bedrooms and plenty of storage. Further benefits include a long 250 year lease and a private balcony.

Ye Olde Dairy is located only 0.1 miles from Bushey Station and close to Watford Town Centre with its vibrant range of shops & restaurants.

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**Exterior:**



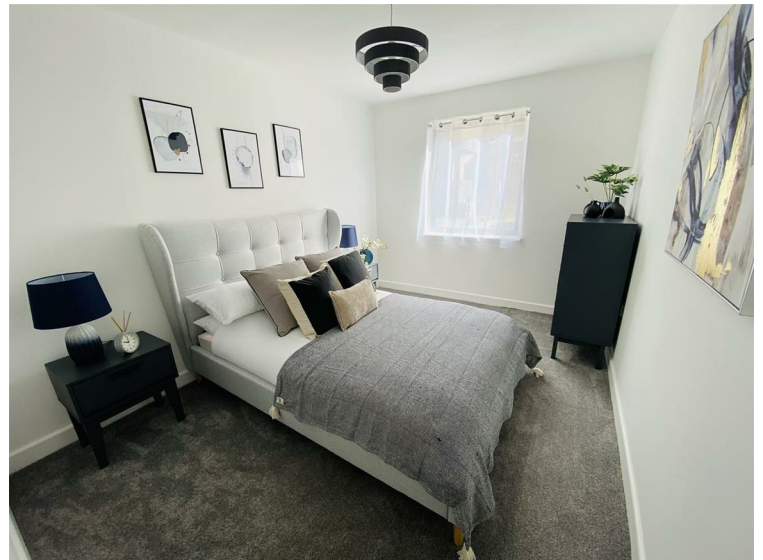
**Lounge:**



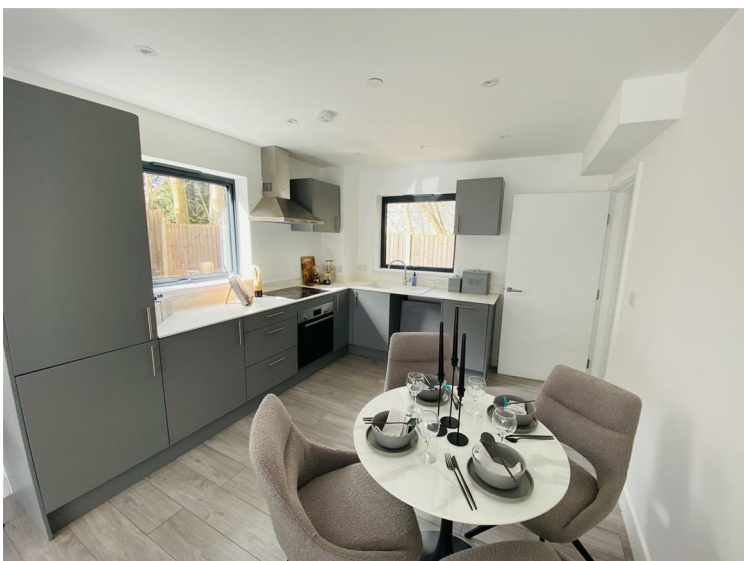
**Lounge/Kitchen/Dining Room:**



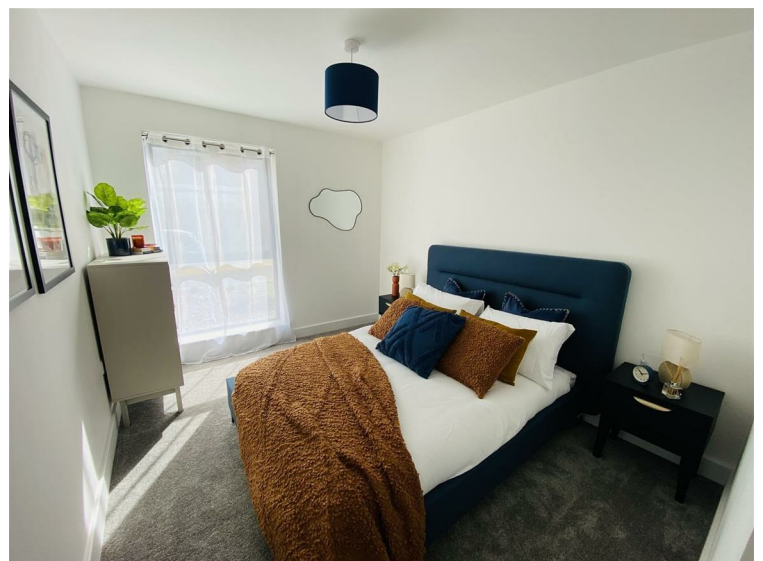
**Bedroom One:**



**Kitchen:**

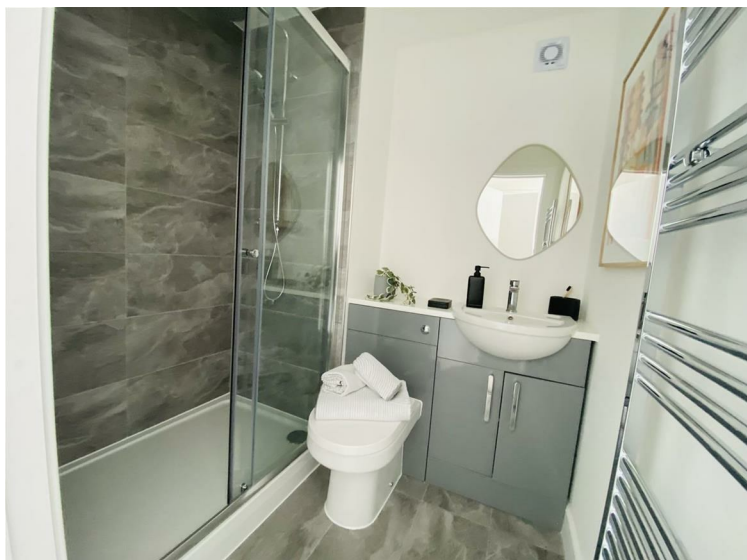


**Bedroom Two:**



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## En-Suite:



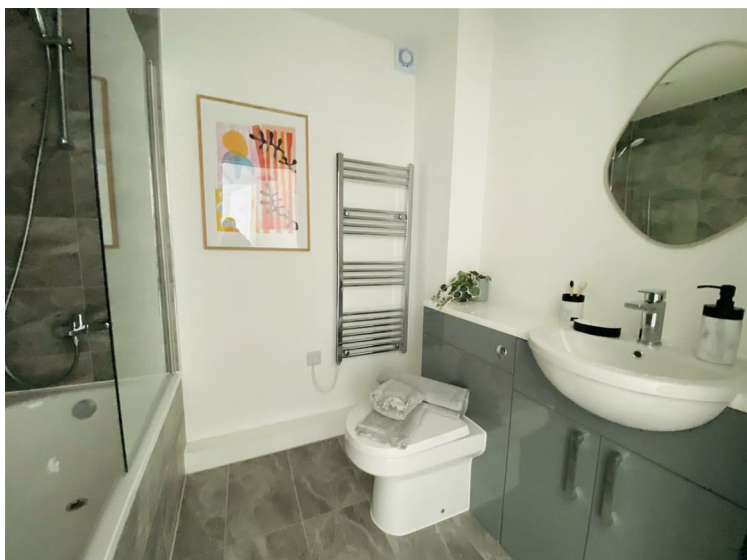
## Tenure:

This is a Leasehold property. To the best of their knowledge the vendor advises us that there are 250 years remaining on the lease with a service charge of £1,771.72 and no ground rent. Council Tax band C  
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

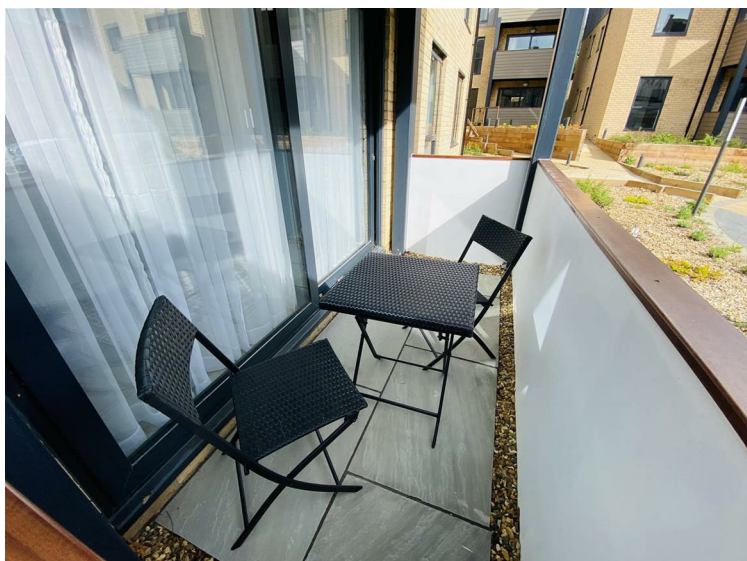
## Disclaimer:

Ye Olde Dairy is a newly built development and as such some final design aspects may change from those shown in the CGI renders. In addition some apartments are available in slightly varying configurations. Please contact us on 020 8950 7777 and we will match a property to your needs. While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

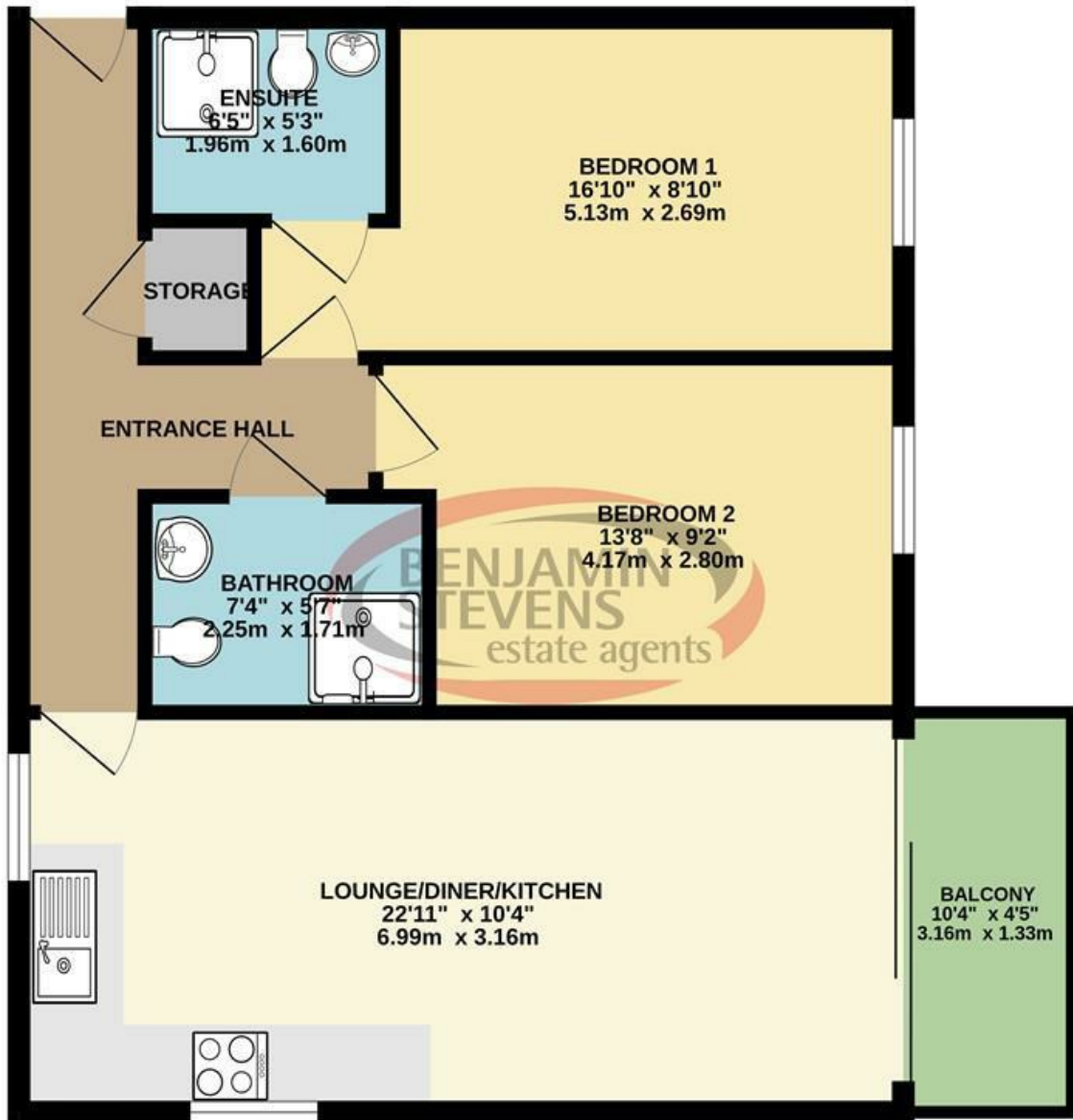
## Family Bathroom:



## Balcony:



650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
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<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



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