



533 Whippendell Road, Watford WD18 7QF

Offers In The Region Of £285,000

A TWO BEDROOM SECOND FLOOR APARTMENT forming part of this sought after purpose built block conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in good decorative order and benefits from: Security Entryphone System, Double Glazed Windows, Gas Fired Heating To Radiators, Reception Room With Open Plan Modern Kitchen, Two Bedrooms, Bathroom, Communal Grounds, Allocated Parking.

SHARE OF FREEHOLD
NO UPPER CHAIN

533 Whippendell Road, Watford WD18 7QF

Exterior:



Kitchen:



Reception Room:



Kitchen:



Reception Room:



Bedroom One:



533 Whippendell Road, Watford WD18 7QF

Bedroom Two:



Bathroom:



Tenure:

This is a Share Of Freehold property and the seller advises us that, to the best of their knowledge, there are approximately 981 years remaining on the lease and there is a service charge of approximately £2,000 Per Annum Council Tax Band C £1897 per annum.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

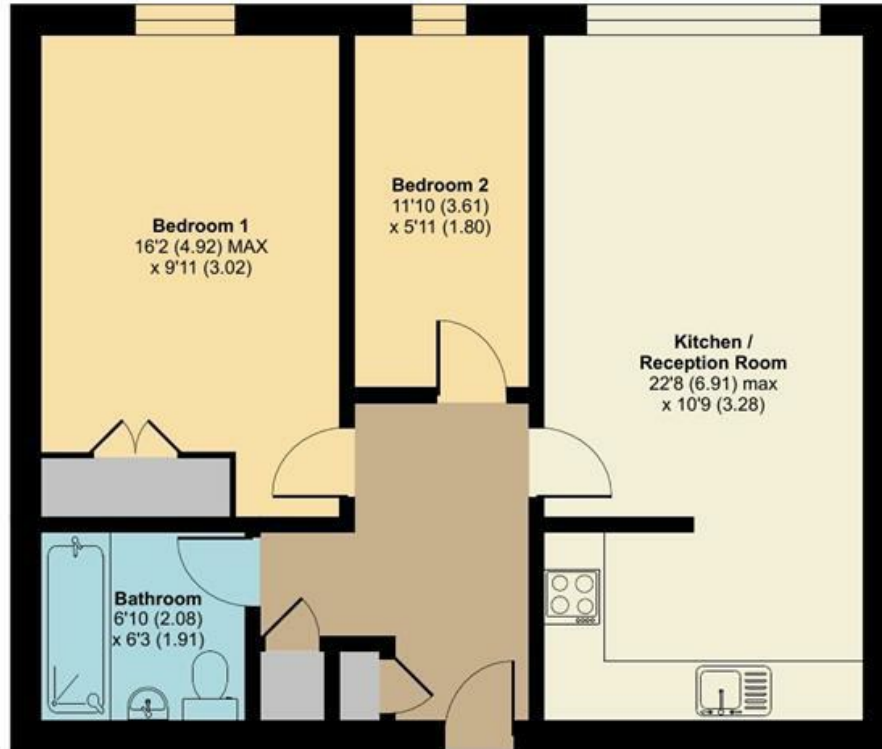
Disclaimer:

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.

Whippendell Road, Watford, WD18

Approximate Area = 632 sq ft / 58.7 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Benjamin Stevens. REF: 1162993

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	85	85	England & Wales		EU Directive 2002/91/EC



Edware Office- 194 Station Road, Edware, HA8 7AT. Tel: 020 8958 1118
 Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777
www.benjaminstevens.co.uk