



7 Foxgrove Path, Watford

Offers Over £200,000



 **fairfield**estates



7 Foxgrove Path

Watford

SPACIOUS FIRST FLOOR ONE DOUBLE BEDROOM FLAT OFFERED WITH AN EXTENDED LEASE!!

This generously sized property welcomes you with a bright and spacious hallway leading through to a well-proportioned lounge/diner, a modern fitted kitchen, and a fitted bathroom. The home further benefits from gas central heating, double glazing, a secure communal entrance with an entry-phone system, and its own private rear garden.

Lease Length: 174 Years following lease extension.

Service Charge including buildings insurance: £1,135.96.

Ground Rent: £10 per annum.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

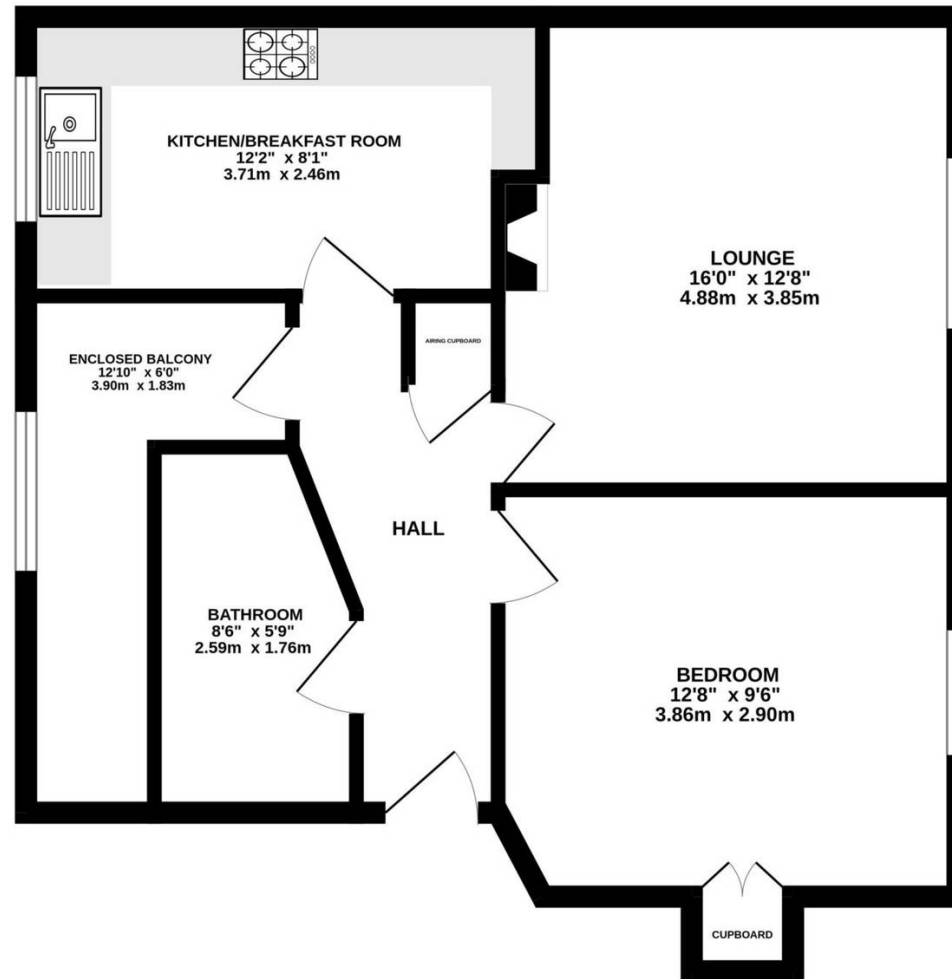
EPC Environmental Impact Rating: D

- DOUBLE BEDROOM
- EXTENDED LEASE
- MODERN KITCHEN
- MODERN FITTED BATHROOM
- ENCLOSED BALCONY
- LARGE LOUNGE
- DOUBLE GLAZING
- GAS CENTRAL HEATING WITH A RECENTLY INSTALLED BOILER
- PRIVATE GARDEN
- GREAT LOCATION





FIRST FLOOR



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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Fairfield – Oxhey

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