



37 Buxton House Oxhey Drive, Watford

In Excess of £372,000



f fairfieldestates



37 Buxton House Oxhey Drive

Watford

**TWO BEDROOM, TWO BATHROOM LUXURY LIVING.
TOP FLOOR APARTMENT WITH EAST FACING
BALCONY, STUNNING PANORAMIC VIEWS &
UNDERGROUND SECURE ALLOCATED PARKING.**

Lease information as advised by vendors:

245 Years remaining

Service Charge: £1917.96 per annum including
Buildings Insurance

No Ground Rent charge.

Council Tax band: C

Tenure: Leasehold

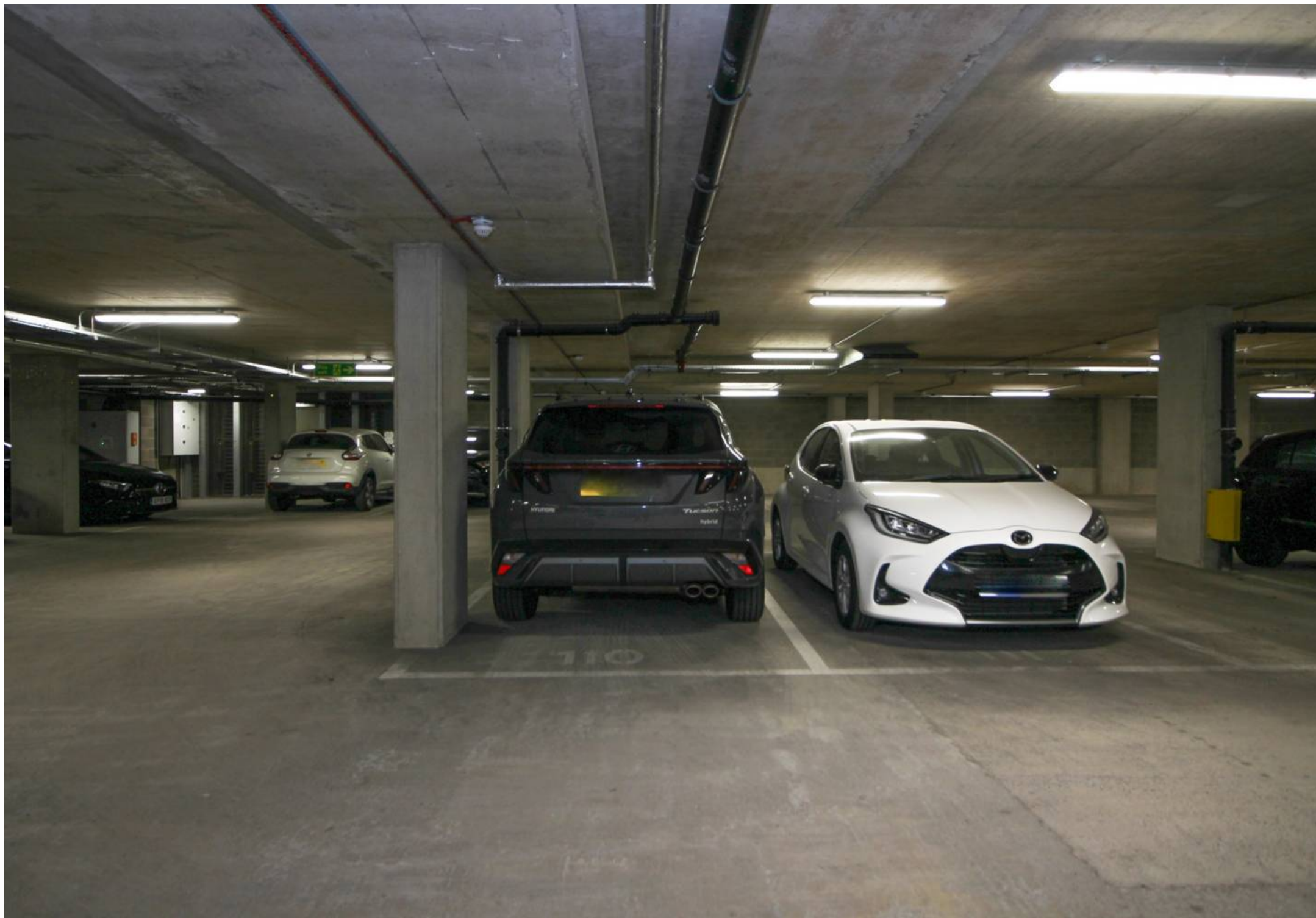
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

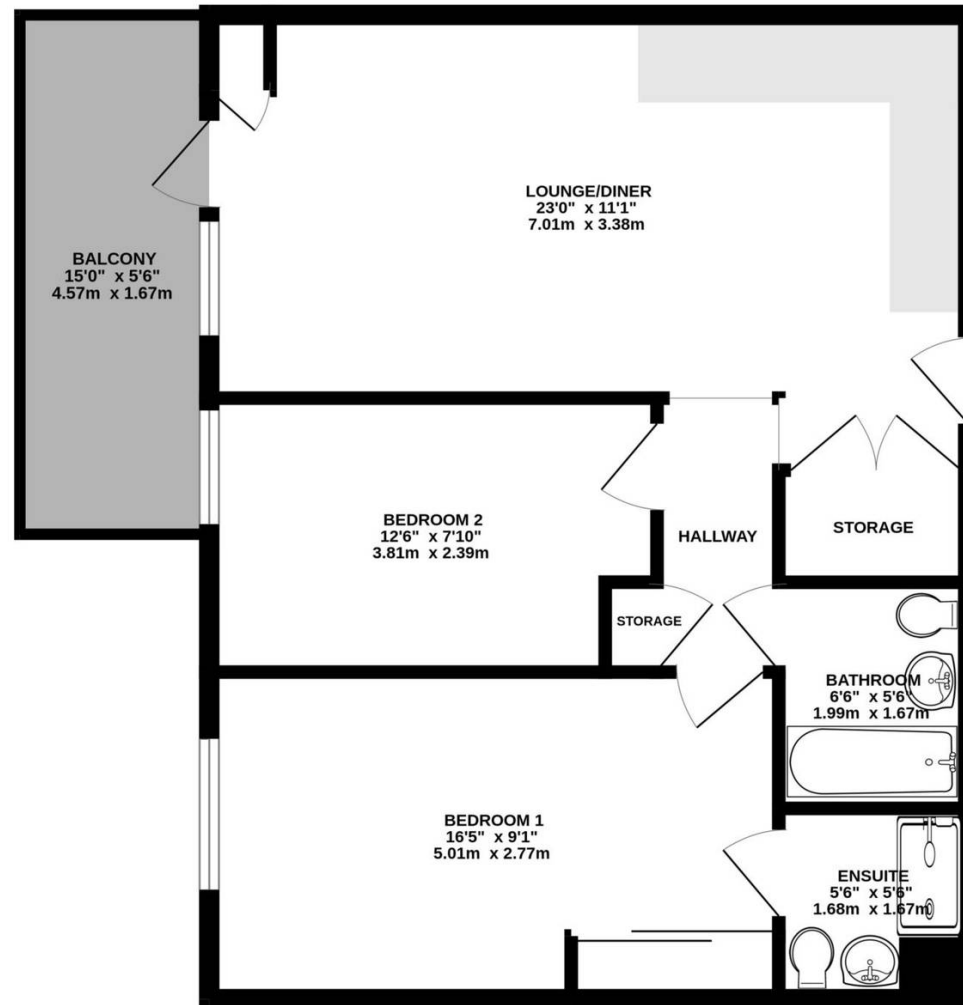
- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS / TWO BATHROOM'S
- 245 YEARS LEASE REMAINING
- ALLOCATED SECURE UNDER GROUND PARKING
- PANORAMIC VIEWS OF CARPENDERS PARK
- GOOD CONDITION THROUGHOUT
- LARGE BALCONY ACCESSED FROM LOUNGE
- MINUTES WALKING DISTANCE OF STATION







TOP (5TH) FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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Fairfield – Oxhey

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We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service