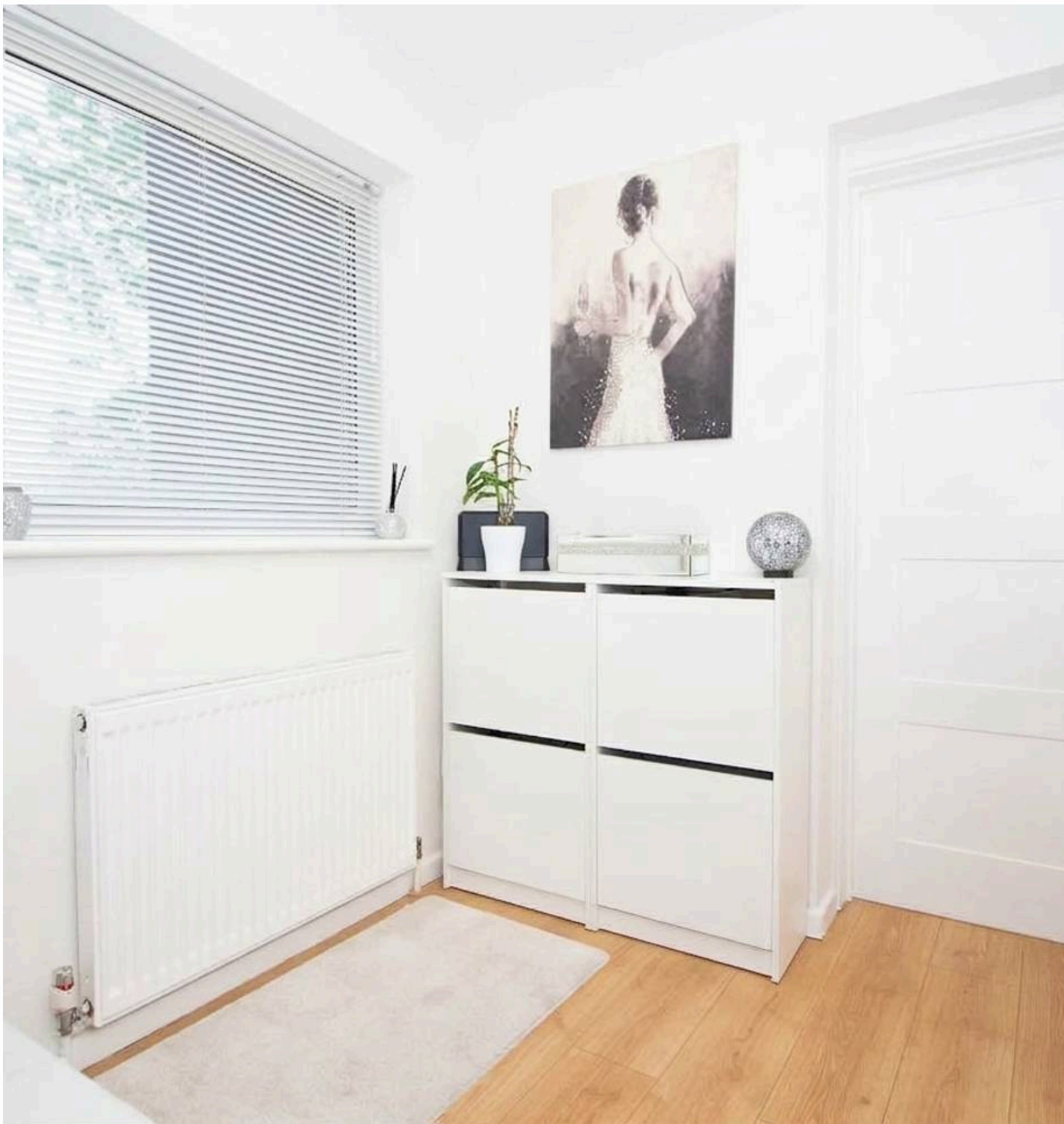




72 By The Wood, Watford
£360,000



f fairfieldestates



72 By The Wood

Watford

Presented to the market with no upper chain, this exceptional first-floor apartment offers nearly 800 square feet of thoughtfully designed living accommodation and is presented in outstanding condition throughout. The property features two generously sized double bedrooms and a further smaller 3rd bedroom / office, providing ample flexibility for families, professionals, or those seeking additional space for a home office or guest room.

Council Tax band: C

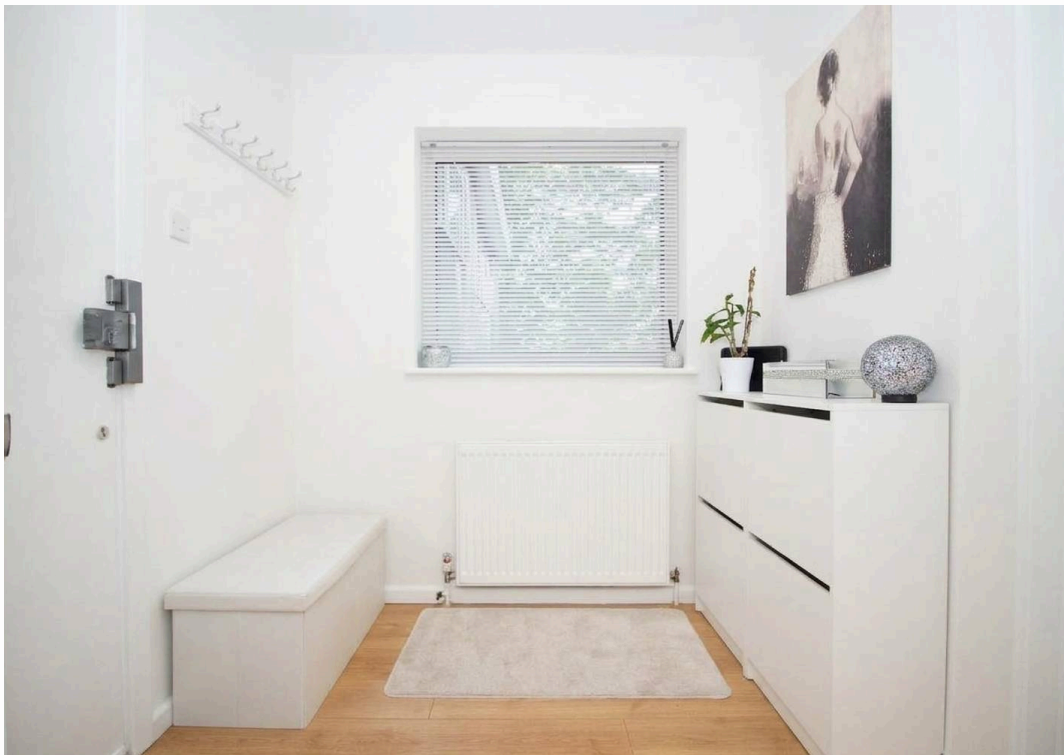
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- THREE BEDROOM'S
- FIRST FLOOR APARTMENT
- EXCEPTIONAL CONDITION THROUGHOUT
- NEARLY 800 SQFT OF LIVING ACCOMMODATION
- NO UPPER CHAIN
- GARAGE IN A BLOCK
- 124 YEARS LEASE REMAINING
- SERVICE CHARGE / GROUND RENT & BUILDING INSURANCE £1,800PA
- EPC RATING - C
- COUNCIL TAX BAND - C



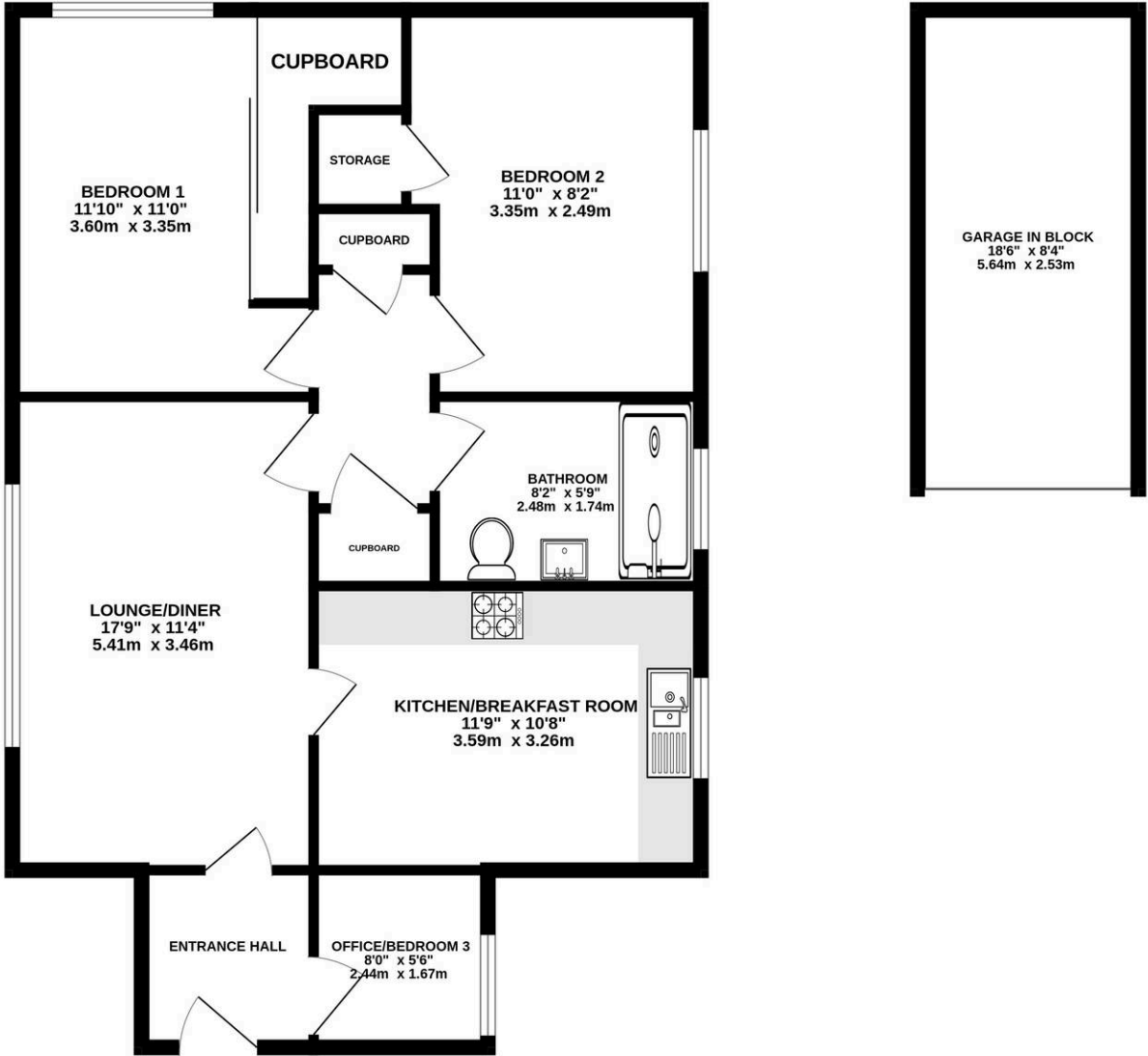








FIRST FLOOR



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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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