



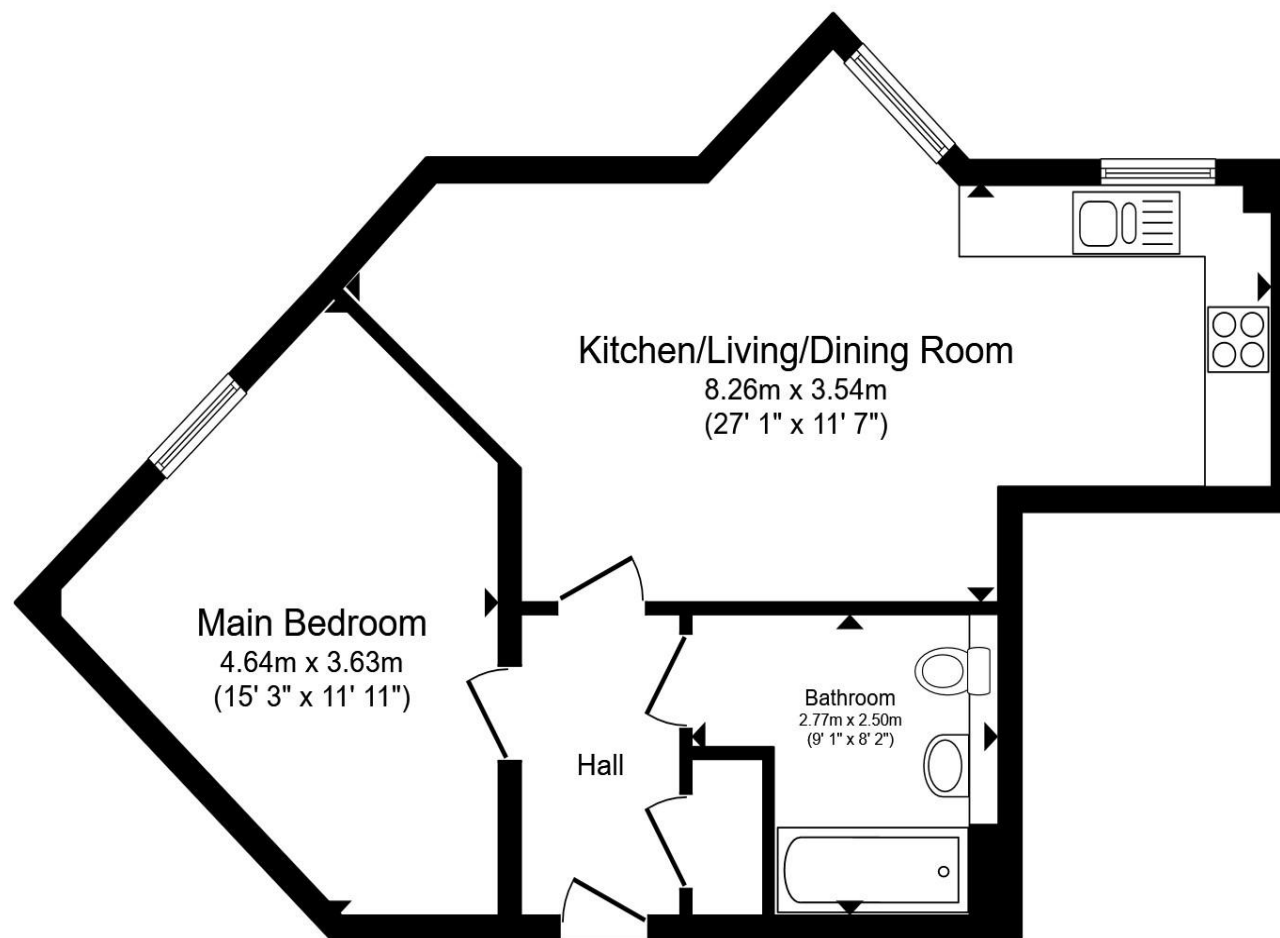
**Leavesden Lodge, Leavesden Road, Watford WD24 5FR**

**welcome to**

**Leavesden Lodge Leavesden Road, Watford**

A modern first floor apartment situated within the popular Leavesden Lodge development, offering well-presented accommodation and convenient access to Watford town centre and local transport links.





### Entrance Hall

8' x 4' 3" ( 2.44m x 1.30m )

### Kitchen / Lounge

Irregular Shaped Room 26' 8" x 15' 6" ( 8.13m x 4.72m)

### Bedroom

Irregular Shaped Room 16' 6" x 12' 10" ( 5.03m x 3.91m)

Total floor area 50.5 m<sup>2</sup> (544 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Leavesden Lodge Leavesden Road, Watford

- Allocated parking in gated car park
- One bedroom first floor apartment
- Bright and spacious lounge with fitted kitchen
- Modern decorative order throughout
- Modern fitted bathroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2200.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £280,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF105361](https://www.brownandmerry.co.uk/Property/WAF105361)



Property Ref:  
WAF105361 - 0003

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