

LEASEHOLD



Apartment (EPC Rating:)

TOLPITS LANE, WATFORD, WD18 6GT

£130,000

WARREN
ANTHONY



1 Bedroom Apartment located in Watford

Chain-free ground-floor apartment in great condition with bright rooms overlooking communal gardens. Allocated parking, barrier-controlled access and a great location close to shops, schools and major transport links.

Ground-floor one-bedroom apartment | Chain free | Allocated parking | Excellent condition | Fantastic value

Set on the ground floor of this well-kept friendly development, offers a bright, well-presented home with a welcoming feel throughout. The property is offered chain free, allowing a swift and simple move and the lease renewal will be the responsibility of the buyer - generously reflected in the excellent asking price.

The development benefits from a barrier-controlled car park with key-fob entry and allocated parking, along with well-tended communal gardens that provide a peaceful outlook.

Reception Room

A generous, light-filled living space with plenty of room for furniture and a comfortable layout. Large windows draw in natural light. Multiple power points and pendant lighting make the room practical and versatile - ideal for relaxing or entertaining.

Kitchen

A stylish, well-designed kitchen featuring an integrated low oven, integrated hob, washing machine and fridge-freezer. Attractive white painted pine units paired with metro-style tiling create a clean, modern look. There is excellent storage at both eye and base level and the window provides a bright outlook over the well tended communal gardens and then towards the car park.

Bedroom

A spacious and generous ground-floor double bedroom with a lovely view over the communal gardens. Light, bright, and welcoming, with carpeted flooring, pendant lighting and plenty of power points. There is ample space for wardrobes and additional furniture.

Bathroom

A well-appointed bathroom with full-tiled walls, mirrored feature tiles, vanity basin sink, WC, and a bath with shower and screen. A good-sized space finished in neutral tones.

Summary

This appealing ground-floor apartment combines convenience, condition, and value — perfect for first-time buyers or investors. With its chain-free status, allocated parking, and ready-to-move-in presentation, ?Wight House stands out as a superb opportunity in Watford.

There is an allocated parking space for 1 Vehicle

Lease 67 years from 24/12/1994

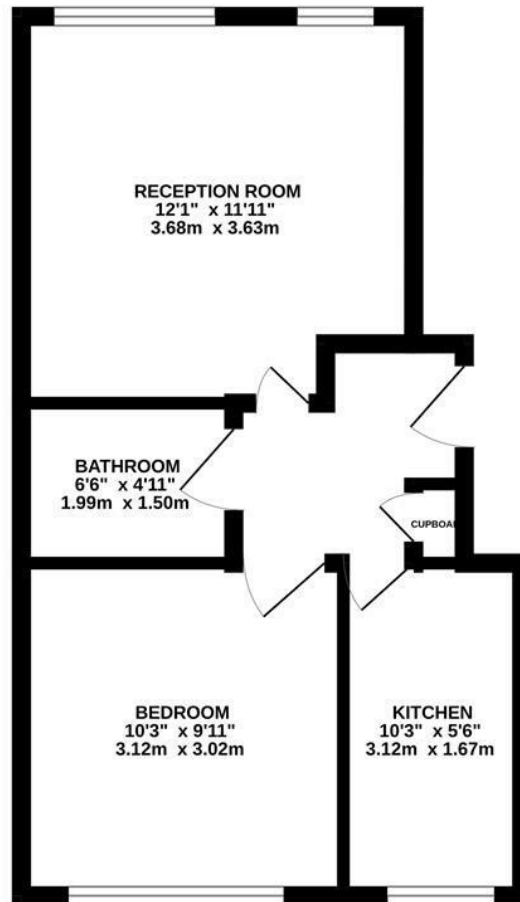
Service Charge £2,181.81 per annum

Ground Rent: £90 per annum

The EPC has been applied for and will be updated shortly.



GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 339 sq.ft. (31.5 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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Council Tax Band

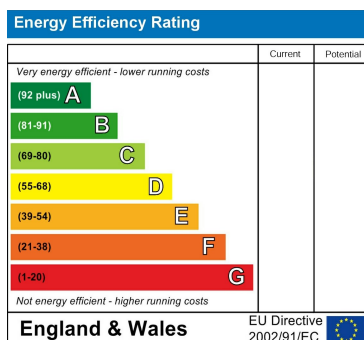
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Energy Performance Graph



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