

SHARE OF FREEHOLD



Apartment (EPC Rating: )

**WATFORD FIELD ROAD, WATFORD  
FIELDS, WD18 OBH**

Guide Price

**£180,000**



# 1 Bedroom Apartment located in

Share of Freehold - Cash purchasers only please - highly sought after  
Watford Fields district • Walking Distance To Watford Lower High St  
Station and the Town Centre • One Bedroom • Two Receptions • First  
Floor •

## Full Description

IMPORTANT NOTICE.: THE VENDOR INFORMS US THAT THE PROPERTY HAS BEEN SUBJECT TO SOME HISTORICAL STRUCTURAL MOVEMENT IN THE LOUNGE AREA WHICH HAS NOT BEEN RECTIFIED. A FULL INSPECTION OF THE PROPERTY IS STRONGLY RECOMMENDED. OFFERS INVITED.

Warren Anthony are pleased to offer to the market a one bedroom two reception first floor apartment in the highly favoured Watford Fields area.

Entrance door to:

ENTRANCE HALLWAY.

With stairs to the first floor.

FIRST FLOOR

FIRST FLOOR HALLWAY

With doors leading to the bedroom, the main reception room, the kitchen and the bathroom.

RECEPTION ONE 3.79m x 3.65m (12'5" x 12'0")

Radiator, UPVC double glazed window, UPVC windows overlooking front aspect, carpet to floor, power points, Pendant lighting to ceiling.

BATHROOM 2.46m x 1.22m (8'1" x 4'0")  
Bath, handheld shower attachment, vanity

wash handbasin and low flush WC.

KITCHEN/BREAKFAST 3.68m x 1.87m (12'1' x 6'2')

Shaker style fitted units, inset stainless steel sink unit, room for freestanding cooker, extractor hood above. Space for large fridge freezer, breakfast bar. UPVC window overlooking the rear aspect.

RECEPTION TWO 2.46m x 2.45m (8'1" x 8'1")

A useful additional space currently being used as a small study area. UPVC double glazed window, carpet to floor, Pendant lighting to ceiling, door to kitchen.

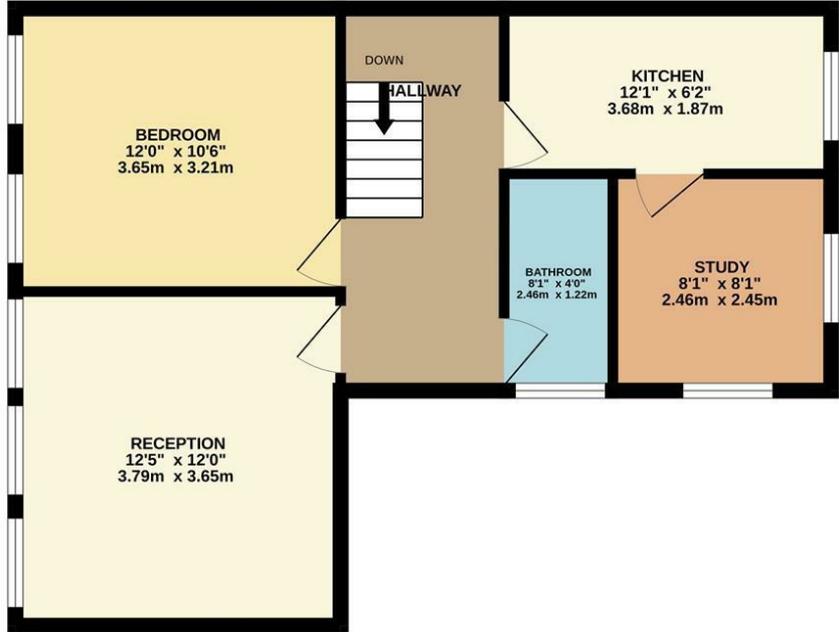
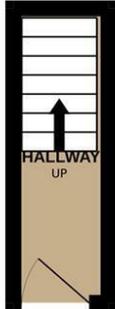
50% of the Sharehold

Council Tax: Watford Council Band B EPC  
Rating: D



GROUND FLOOR  
38 sq.ft. (3.6 sq.m.) approx.

1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 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

Call us on

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Energy Performance Graph

sales@warrenanthony.co.uk

<https://www.warrenanthony.co.uk>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the

