

18 Ellesborough Close, Watford

In Excess of £220,000

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18 Ellesborough Close

Watford

FANTASTIC GROUND FLOOR FLAT WITH LARGE PRIVATE REAR GARDEN! OFFERED WITH NO UPPER CHAIN!

The property comprises of a lounge, modern kitchen/breakfast room, modern bathroom, gas central heating, double glazing, and enclosed lobby area leading to the lovely garden area. Situated in a quiet corner of this little close, the property offers great convenience and access to nearby shops, schools and transport links.

Lease Information advised by vendor:

125 Years lease from 7th October 1985 = 85 years remaining

Maintenance charge including building insurance: £663.35

Ground Rent: £10 per annum.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- GROUND FLOOR FLAT
- DOUBLE BEDROOM WITH STORAGE
- SPACIOUS LOUNGE
- MODERN KITCHEN/BREAKFAST ROOM
- MODERN BATHROOM
- LARGE PRIVATE REAR GARDEN
- GAS CENTRAL HEATING & DOUBLE GLAZING
- NO UPPER CHAIN









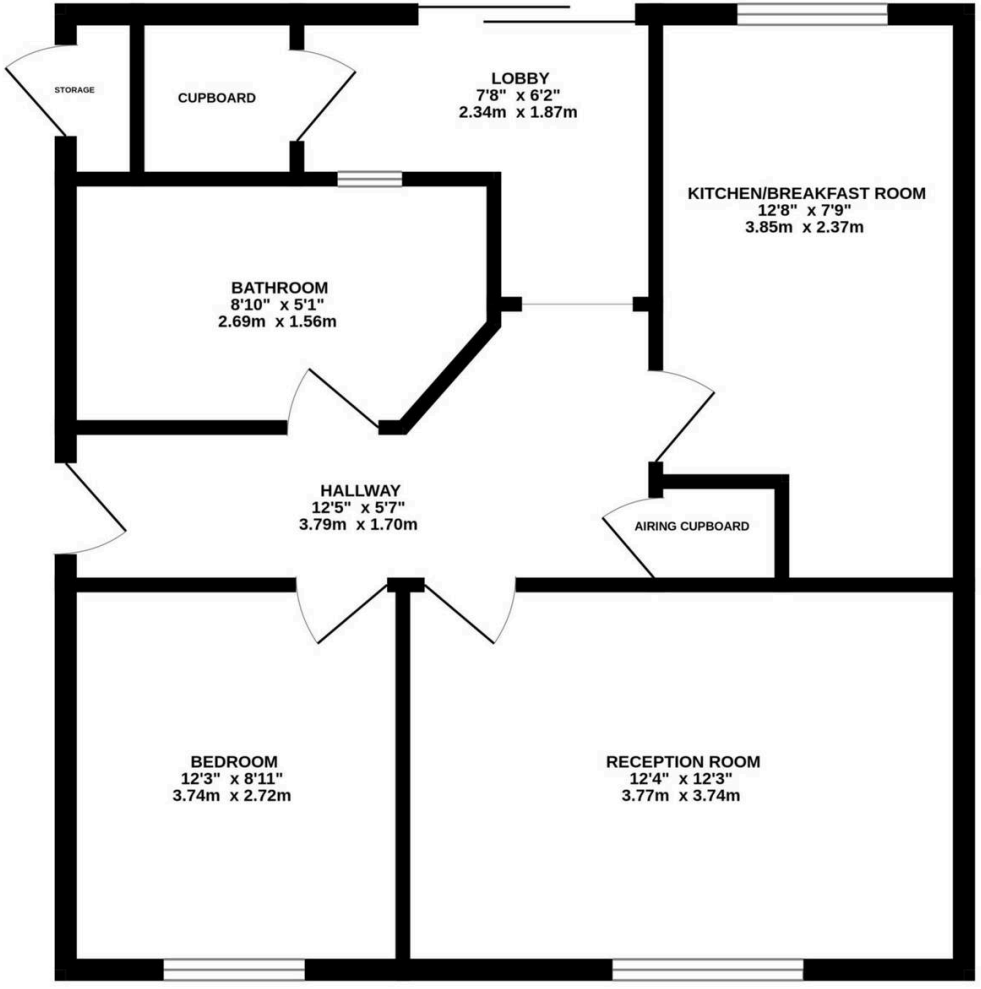

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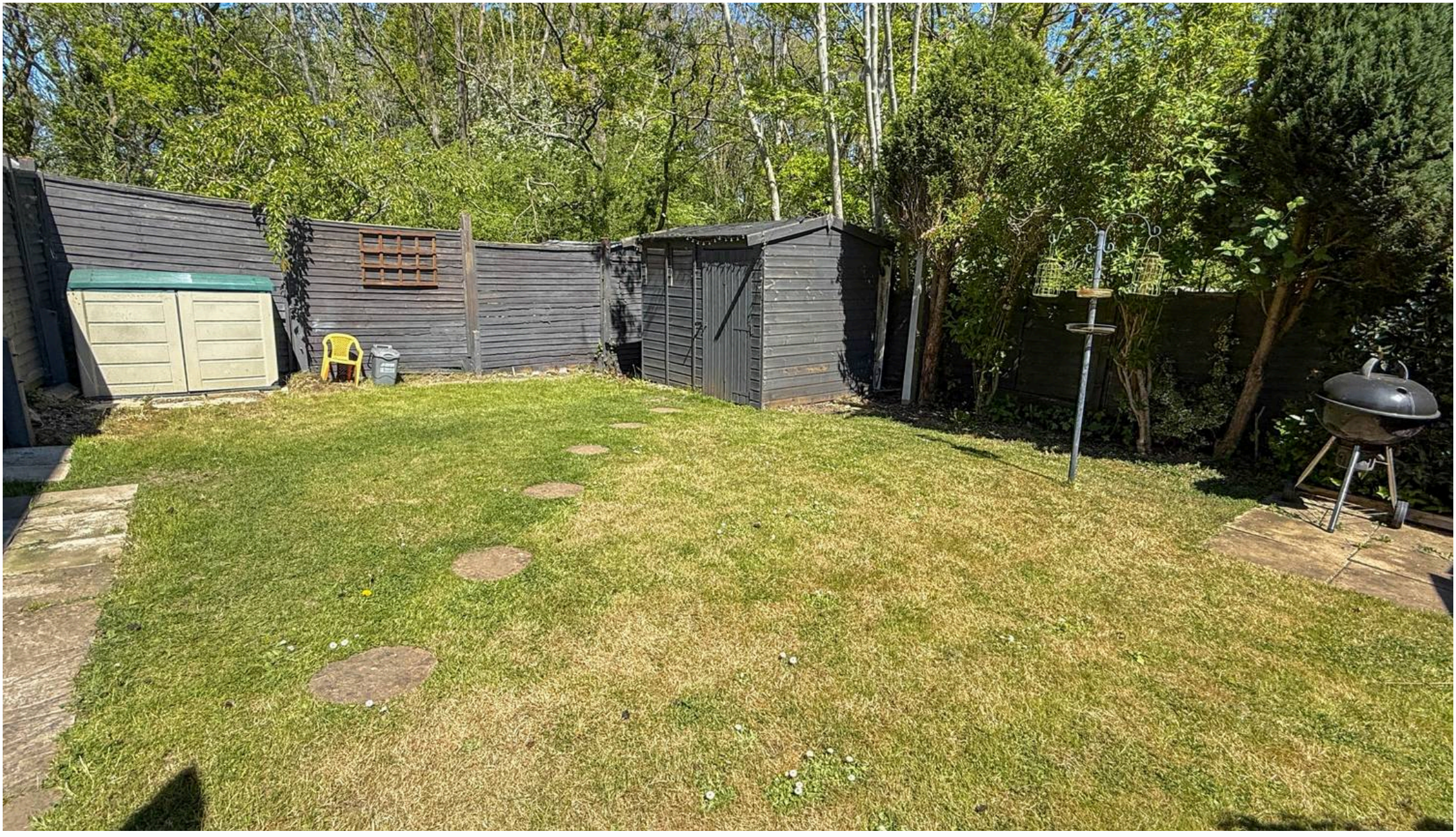




GROUND FLOOR



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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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