



**Cavalli Apartments Modena Mews, Watford WD18 7BJ**

**welcome to**

**Cavalli Apartments Modena Mews, Watford**

A beautifully presented two double bedrooms, two-bathroom, ground floor apartment in the sought-after Cassio Metro Development.



## Accommodation Comprises

### Hall

### Kitchen

13' 3" x 9' 10" ( 4.04m x 3.00m )

### Lounge

16' 10" x 13' 9" ( 5.13m x 4.19m )

### Bedroom One

12' 2" x 10' 6" ( 3.71m x 3.20m )

### En-Suite

6' 8" x 5' 11" ( 2.03m x 1.80m )

### Bedroom Two

11' x 10' 6" ( 3.35m x 3.20m )

### Bathroom

6' 7" x 5' 11" ( 2.01m x 1.80m )

### Patio

### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## **Cavalli Apartments Modena Mews, Watford**

- Two double bedroom ground floor apartment
- Private Patio off lounge
- En-suite to master bedroom and spacious family bathroom
- Seperate kitchen with breakfast area
- Spacious lounge with dining area

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3400.00

Ground Rent: 275.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price £375,000 to £385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAF105309 - 0003

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