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20 Waddington House Tom Lake Way, Watford

Guide Price £400,000





## 20 Waddington House Tom Lake Way

Watford

Presented to the market with no upper chain, this impressive third floor apartment offers over 800 sq ft of well-designed living accommodation and is ideally located just minutes' walk from Carpenders Park Station.

Lease details advised by vendor:

245 years remaining.

Service Charge: Approx £2298.29 per annum including Buildings Insurance

Ground rent: £0.0

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- NO UPPER CHAIN
- SECURITY ENTRY INTERCOM WITH SECURITY FOB FOR DOORS & LIFT
- TWO DOUBLE BEDROOMS / TWO BATHROOMS
- SECURE UNDERGROUND PARKING
- OVER 800SQFT OF LIVING ACCOMMODATION
- EXCELLENT CONDITION THROUGHOUT
- MINUTES WALKING DISTANCE OF CARPENDERS PARK STATION
- THIRD FLOOR APARTMENT WITH LIFT ACCESS
- COMMUNAL PLAYGROUND FOR RESIDENTS
- COUNCIL TAX BAND - C / EPC RATING - B



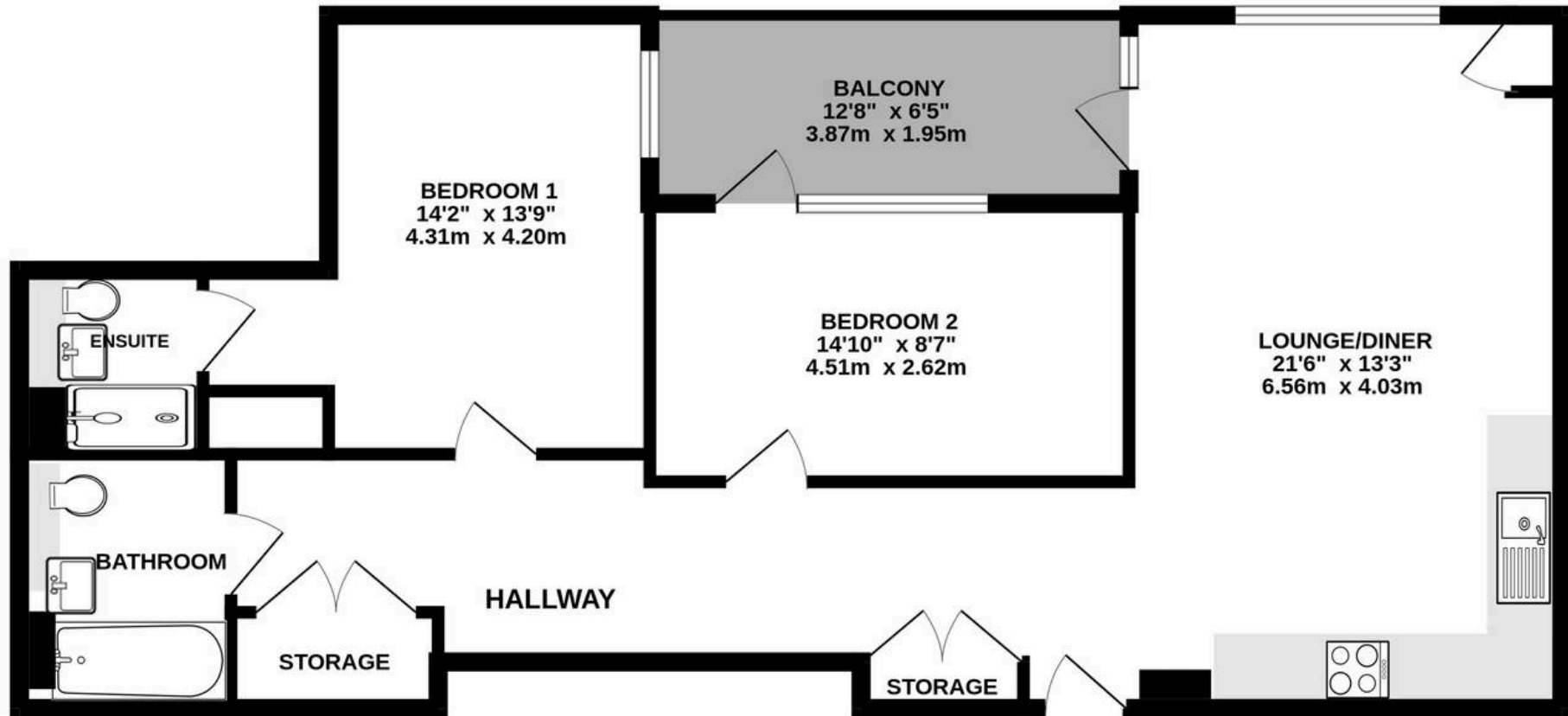






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# THIRD FLOOR



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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## Fairfield – Oxhey

1 Station Approach, Watford – WD19 7DT

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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