

Southwold Road,Watford WD24 7DL

brown & merry

welcome to

Southwold Road, Watford

A well-proportioned ground floor apartment offering two double bedrooms, an open-plan living and dining space with adjoining fitted kitchen, permit parking available, and excellent access to Watford North Station with direct links to Watford Junction.



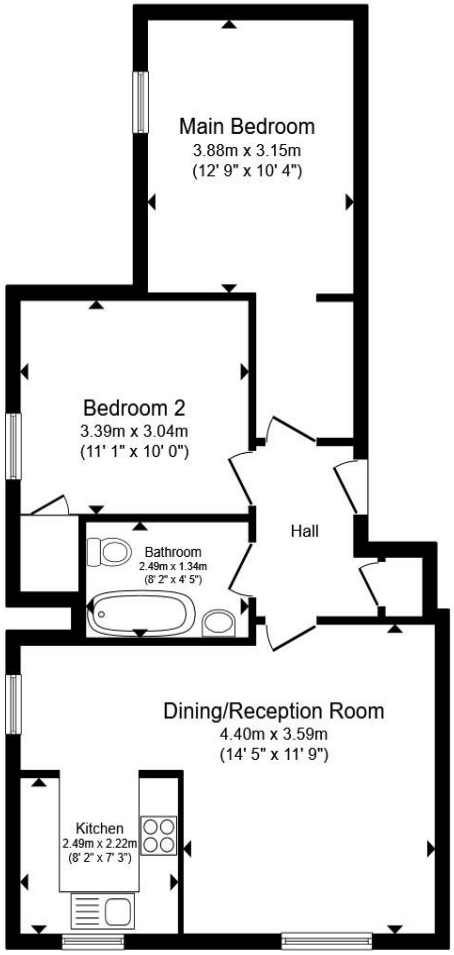












Total floor area 64.0 m² (689 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

brown & merry

Entrance Hall

Dining Room/Reception Room
14' 5" x 11' 9" (4.39m x 3.58m)

Kitchen
8' 2" x 7' 3" (2.49m x 2.21m)

Main Bedroom
12' 9" x 10' 4" (3.89m x 3.15m)

Dressing Area
6' 5" x 5' (1.96m x 1.52m)

Bedroom 2
11' 1" x 10' (3.38m x 3.05m)

Bathroom
8' 2" x 4' 5" (2.49m x 1.35m)

Agents Note

welcome to

Southwold Road, Watford

- Ground Floor Apartment with Two Double Bedrooms
- Separate Modern Fitted Kitchen & Bright Living Area
- Permit Parking Available
- Approximately 116 Years Remaining on the Lease
- Main Bedroom with Dedicated Dressing Area

Tenure: Leasehold EPC Rating: E
Council Tax Band: C Service Charge: 300.00
Ground Rent: 2300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 May 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£270,000









Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/WAF105058

The Property Ombudsman

Property Ref:
WAF105058 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

brown & merry

01923 248861

watford@brownandmerry.co.uk

104 The Parade, WATFORD, Hertfordshire, WD17 1AW

brownandmerry.co.uk

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.