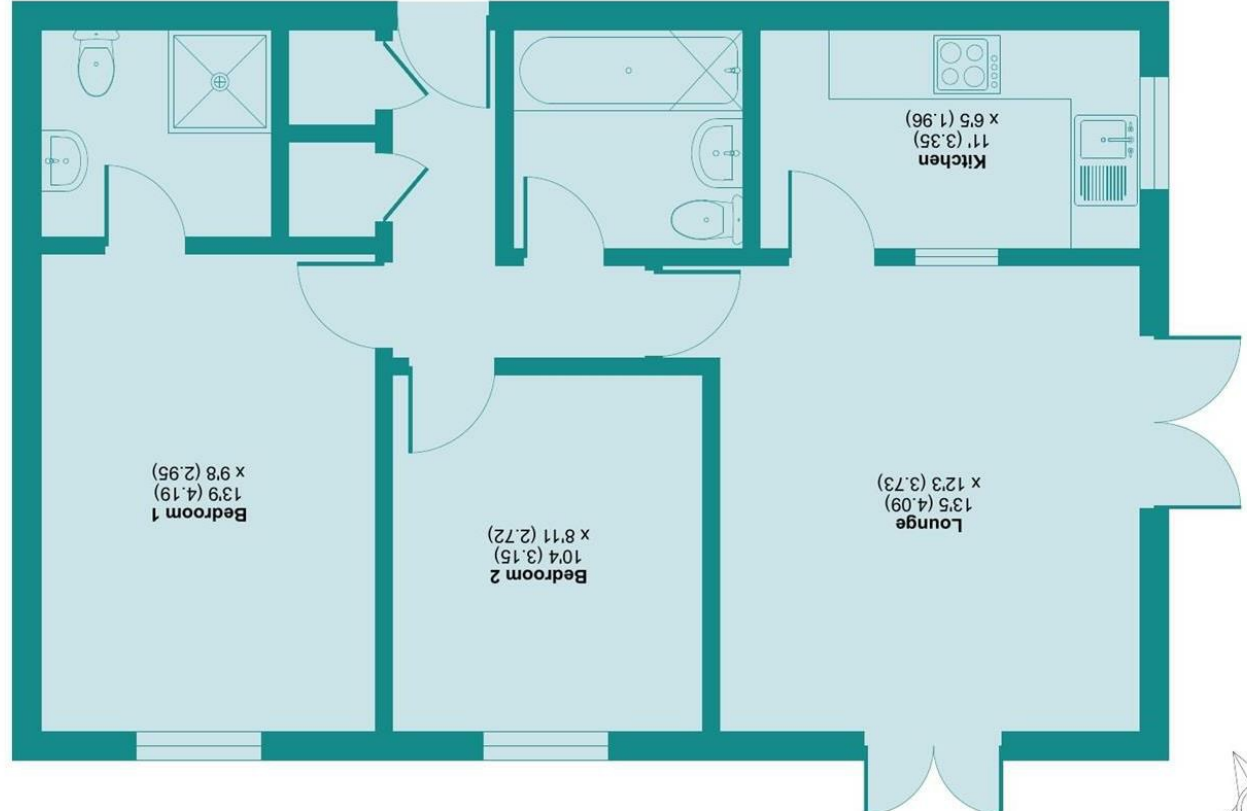


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhd.com 2024. Produced for James Estate Agents. REF: 1078409



GROUND FLOOR



Approximate Area = 647 sq ft / 60.1 sq m
For identification only - Not to scale

Byewaters, Watford, WD18 8WJ

LOCAL AUTHORITY
Three Rivers Council

TENURE
Leasehold

COUNCIL TAX BAND
D

VIEWS
By prior appointment only

Energy Efficiency Rating	
Current	Target
77	79

EU Directive 2002/91/EC
England & Wales
Not energy related - higher rating costs
Not energy related - lower rating costs

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/tenants are advised to recheck the measurements



GUIDE PRICE
£310,000
BYEWATERS
WATFORD, WD18 8WJ

PROPERTY SUMMARY

No Upper Chain. A well presented two bed ground floor apartment situated in the quiet Byewaters estate, In walking distance to Croxley Met station, Croxley Moors, business park and local shops. The accommodation has been upgraded over recent years and offers well proportioned rooms with storage, to include a double aspect lounge, an upgraded kitchen, two bedrooms and recently refitted bathrooms. Additional benefits include; gas central heating, a single garage, one allocated parking space and communal gardens. Lease: 86 years remaining Ground Rent: £150 pa, Service Charges:£1750 pa (paid twice yearly for maintenance of roads, lighting communal garden areas). Photos are pre-tenancy.

2



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