



7 Ludlow Mead, Watford

Offers Over £200,000



 fairfieldestates



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Watford

### **LARGE STYLE ONE BEDROOM FIRST FLOOR FLAT OFFERING FANTASTIC VALUE FOR MONEY!**

This well presented first floor flat offers an exceptional opportunity for first-time buyers, investors, or those seeking a comfortable and contemporary home in a highly desirable location. The spacious layout begins with a welcoming entrance hall that leads to a large lounge, which provides ample room for relaxing or entertaining guests.

Lease Years Remaining: 86 Years

Service Charge including Building Insurance:  
Estimated Charge for 25/26 - £727.39 per annum.

Ground Rent: £10 per annum.

EPC Energy Efficiency Rating: E

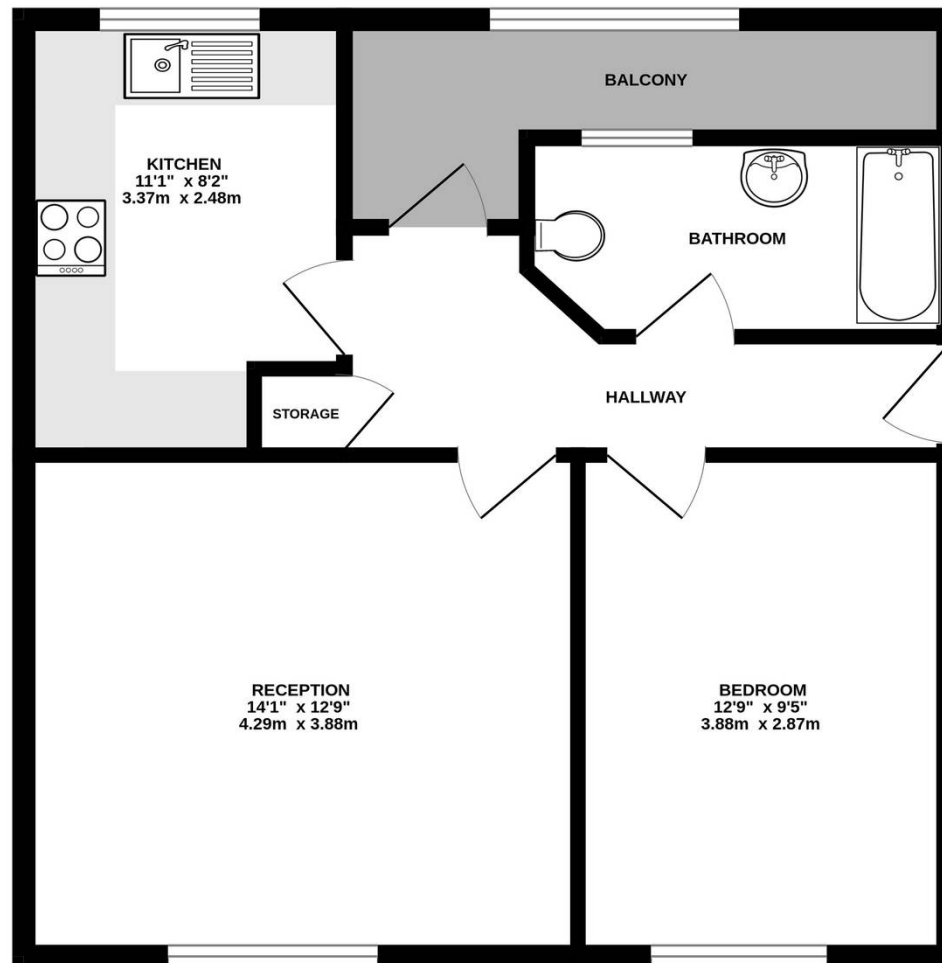
EPC Environmental Impact Rating: F

- FIRST FLOOR FLAT
- LARGE LOUNGE
- MODERN KITCHEN/BREAKFAST ROOM
- MODERN BATHROOM
- ENCLOSED BALCONY
- FRONT GARDEN
- LOW GROUND RENT
- GREAT LOCATION
- GAS CENTRAL HEATING
- DOUBLE GLAZING





## FIRST FLOOR





## Fairfield – Oxhey

1 Station Approach, Watford – WD19 7DT

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