

INTRODUCING

Southwold Road, Watford WD24 7DL

1 Bedroom Flat - Purpose Built for sale

£240,000

Price

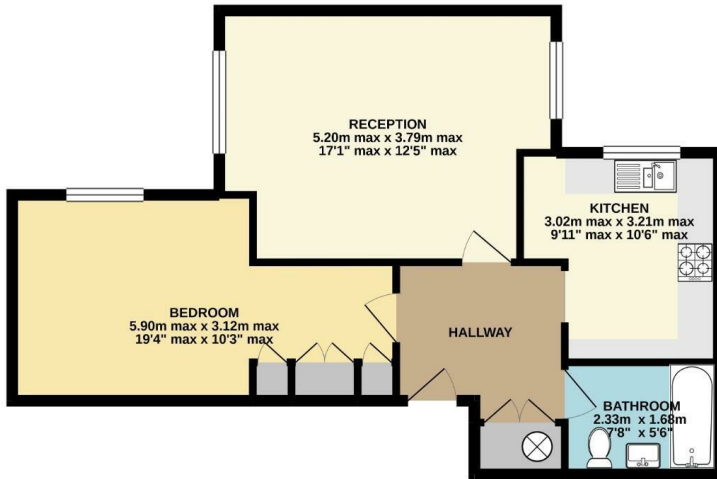


1 Bedrooms/1 Bathrooms EPC Rating: D

- Spacious Ground Floor Apartment
- Re-fitted Kitchen
- Double Bedroom
- Off Road Parking
- Council Tax Band C
- Dual Aspect Lounge/Diner
- Re-fitted Bathroom
- Dressing Area To Bedroom
- Newly Extended Lease
- No Upper Chain

# Floor Plan

**GROUND FLOOR**  
56.3 sq.m. (606 sq.ft.) approx.



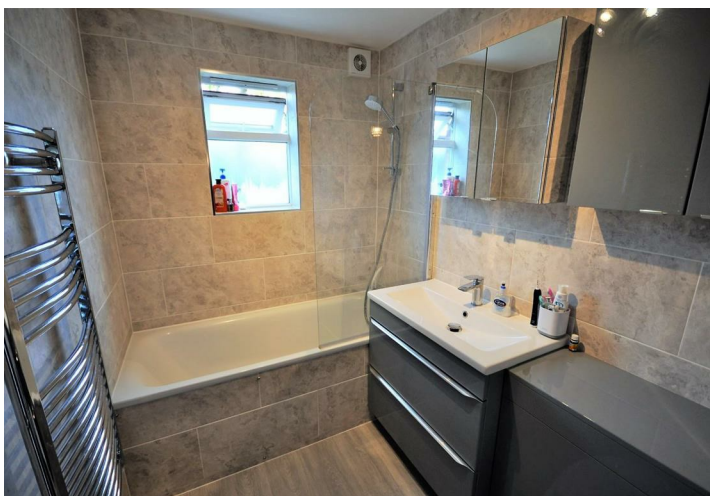
SOUTHWOLD RD  
TOTAL FLOOR AREA: 56.3 sq.m. (606 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of plans, sections, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as one of the aids to prospective purchasers. The services, fixtures and fittings are to be taken from the floor plan and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan 12/2012

# Map



# Energy Efficiency

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>	<b>66</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.