



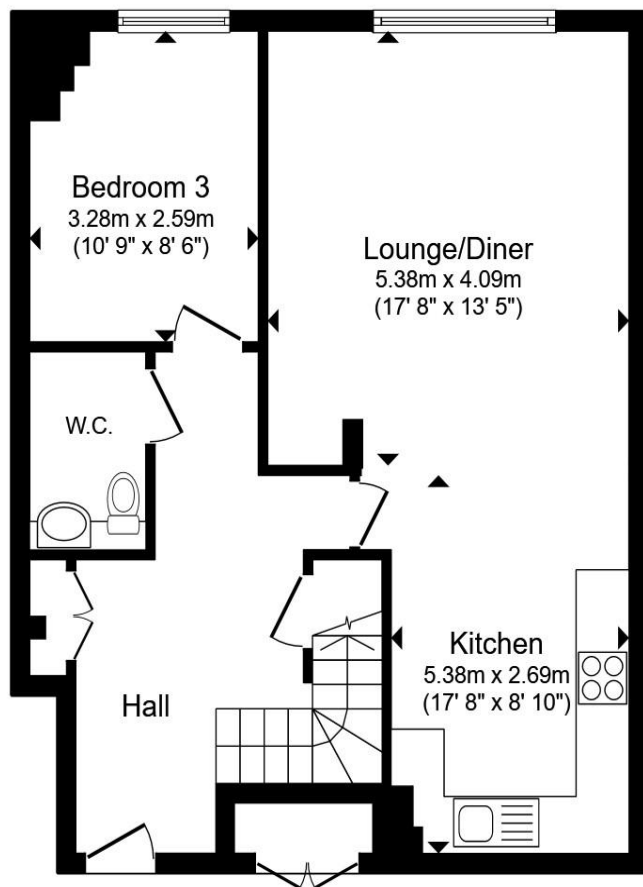
Orchid Court, West Street, Watford, WD17 1BU

welcome to

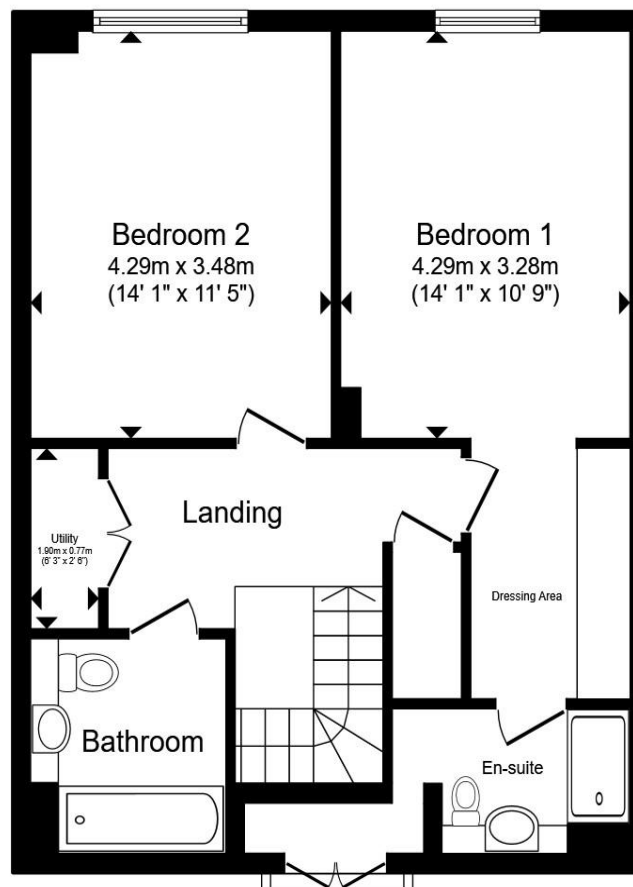
Orchid Court West Street, Watford

A modern three-bedroom duplex with an open-plan living space, ground-floor third bedroom, two double bedrooms upstairs, en-suite, allocated parking, and excellent transport links just moments from Watford Junction.





Ground Floor



First Floor

Entrance

Wc

6' 8" x 4' 3" (2.03m x 1.30m)

Lounge

17' 8" x 13' 5" (5.38m x 4.09m)

Kitchen

17' 8" x 8' 10" (5.38m x 2.69m)

Utility Room

6' 3" x 2' 6" (1.91m x 0.76m)

Bedroom 1

22' 3" x 10' 9" (6.78m x 3.28m)

En Suite

8' 8" x 5' 1" (2.64m x 1.55m)

Bedroom 2

14' 1" x 11' 5" (4.29m x 3.48m)

Bedroom 3

10' 9" x 8' 6" (3.28m x 2.59m)

Bathroom

7' 4" x 7' 2" (2.24m x 2.18m)

Communal Garden

Total floor area 116.4 m² (1,253 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

welcome to

Orchid Court West Street, Watford

- Three-bedroom Ground-floor Duplex Apartment
- En-suite to the Principal Bedroom
- Modern Fitted Kitchen with Integrated Appliances
- Secure Underground Allocated Parking
- Just 0.2 miles from Watford Junction

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 3500.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104522](https://www.brownandmerry.co.uk/Property/WAF104522)



Property Ref:
WAF104522 - 0003

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