



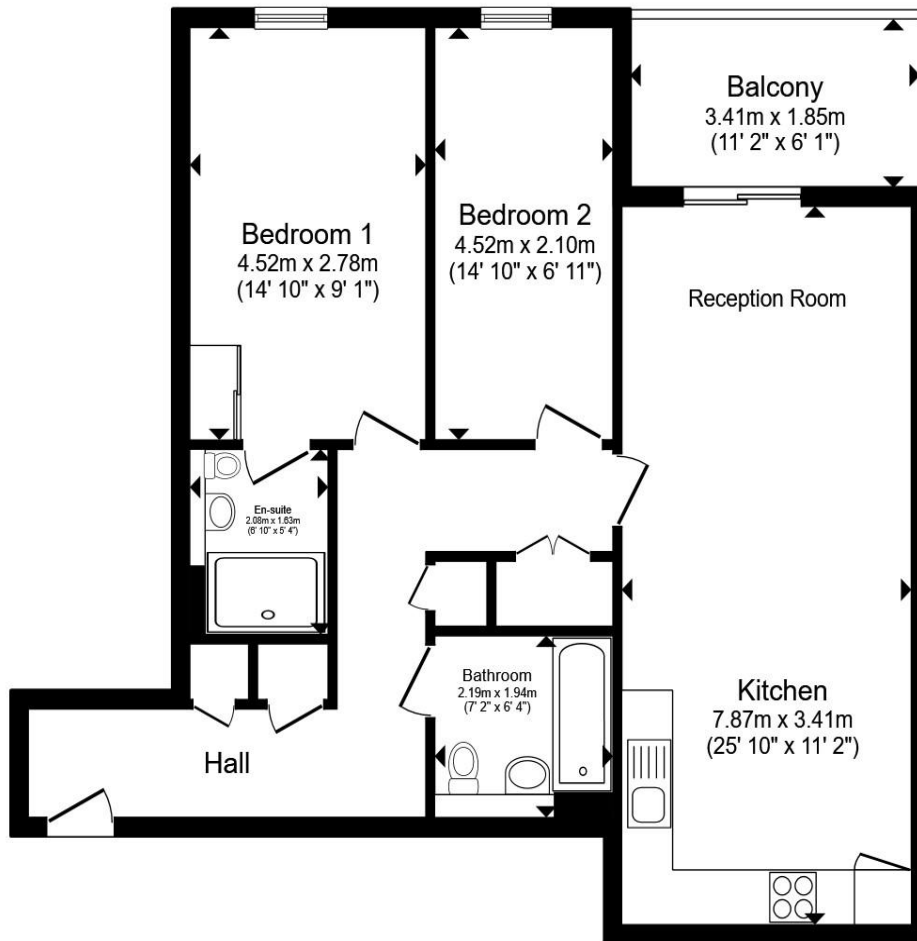
Sloane Court, St. Albans Road, Watford, WD24 6AB

welcome to

Sloane Court St. Albans Road, Watford

A contemporary two bedroom upper floor apartment in a well-kept development, offering a bright open plan living space with private balcony, ensuite to the main bedroom, allocated parking, long lease & remaining NHBC warranty, ideally positioned for convenient links to Watford Junction.





Entrance

Kitchen/Reception Room

25' 10" x 11' 2" (7.87m x 3.40m)

Balcony

11' 2" x 6' 1" (3.40m x 1.85m)

Bedroom 1

14' 10" x 9' 1" (4.52m x 2.77m)

En Suite

6' 10" x 5' 4" (2.08m x 1.63m)

Bedroom 2

14' 10" x 6' 11" (4.52m x 2.11m)

Bathroom

7' 2" x 6' 4" (2.18m x 1.93m)

Total floor area 72.9 m² (784 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



Agents Note

Heating to the property is served by electric heating. Please contact the branch for more details.

welcome to

Sloane Court St. Albans Road, Watford

- Stylish Two Bedroom Upper Floor Apartment with En Suite to the Principal Bedroom
- Allocated Private Parking Space
- Approximately 995 Year Lease Remaining
- Lift Access to All Floors
- Modern Fitted Kitchen with Integrated Appliances

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1452.00

Ground Rent: 0

This is a Leasehold property with details as follows; Term of Lease 999 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

£425,000



Please note the marker reflects the postcode not the actual property

view this property online [brownmerry.co.uk/Property/WAF105140](https://www.brownmerry.co.uk/Property/WAF105140)



Property Ref:
WAF105140 - 0006

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