



Wight House, Tolpits Lane, Watford, WD18 6GT

welcome to

Wight House, Tolpits Lane, Watford

- 1-Bedroom Flat
- First Floor
- Exciting Renovation Opportunity with Plenty of Potential
- 0.7 Miles to Watford Metropolitan Station
- 1 Mile to the Town Centre

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 90.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Dec 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000

view this property online brownandmerry.co.uk/Property/WAF105029



Property Ref:

WAF105029 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Entrance

Lounge

16' 1" x 10' 11" (4.90m x 3.33m)

Kitchen

7' x 5' 11" (2.13m x 1.80m)

Bedroom

12' 9" to max x 8' 6" (3.89m to max x 2.59m)

Bathroom

6' x 5' 6" (1.83m x 1.68m)



Agents Note- The term of the lease is 99 years from 24/12/1994, which means there are currently 68 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries & We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.


brown & merry



01923 248861



watford@brownandmerry.co.uk



104 The Parade, WATFORD, Hertfordshire,
WD17 1AW



brownandmerry.co.uk