



Metropolitan Place, 80 Rickmansworth Road, Watford

Offers in Region of **£415,000**

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& holt





Metropolitan Place

Watford

A two double bedroom, two bathroom ground floor apartment situated in this small purpose-built block, adjacent to Watford Grammar School for Boys and Watford Metropolitan Line station.

The accommodation comprises an entrance hall, lounge/dining room, fitted kitchen, two double bedrooms with an en-suite shower room/WC to master and family bathroom/WC.

Externally, there is wrap-around decking, communal gardens, allocated parking space and visitors parking spaces.

The property is located just a short walk from Watford town centre and boasts a vast array of other good local amenities nearby.





Metropolitan Place

Watford

LOCATION

West Watford is an area conveniently located for easy access to Watford Metropolitan Line station, highly-regarded schooling and Watford Town Centre with its extensive shopping, transport and entertainment facilities, including the Intu Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum, numerous restaurants and Watford Junction mainline station and Watford High Street (London Overground) station. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of ten minutes.

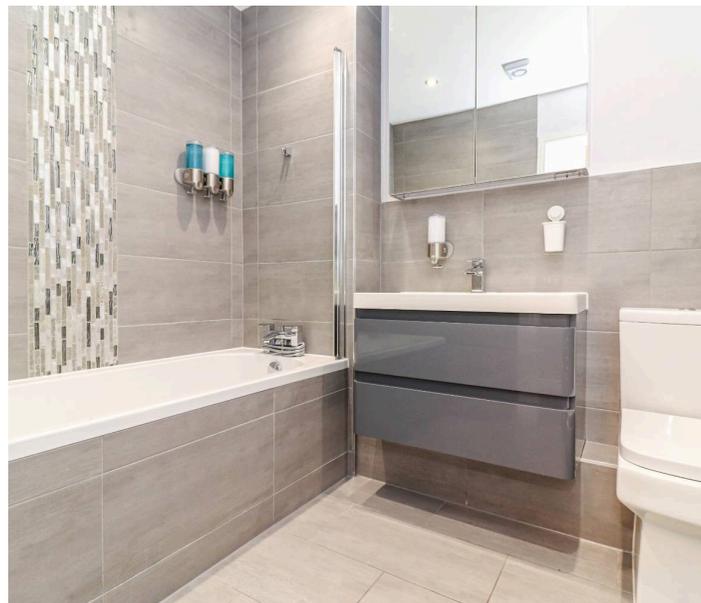
Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Leasehold
- Two Bathrooms
- Ground Floor
- 125 Year Lease From 2002
- Service Charge: £850 pa
- Ground Rent: £150 pa





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

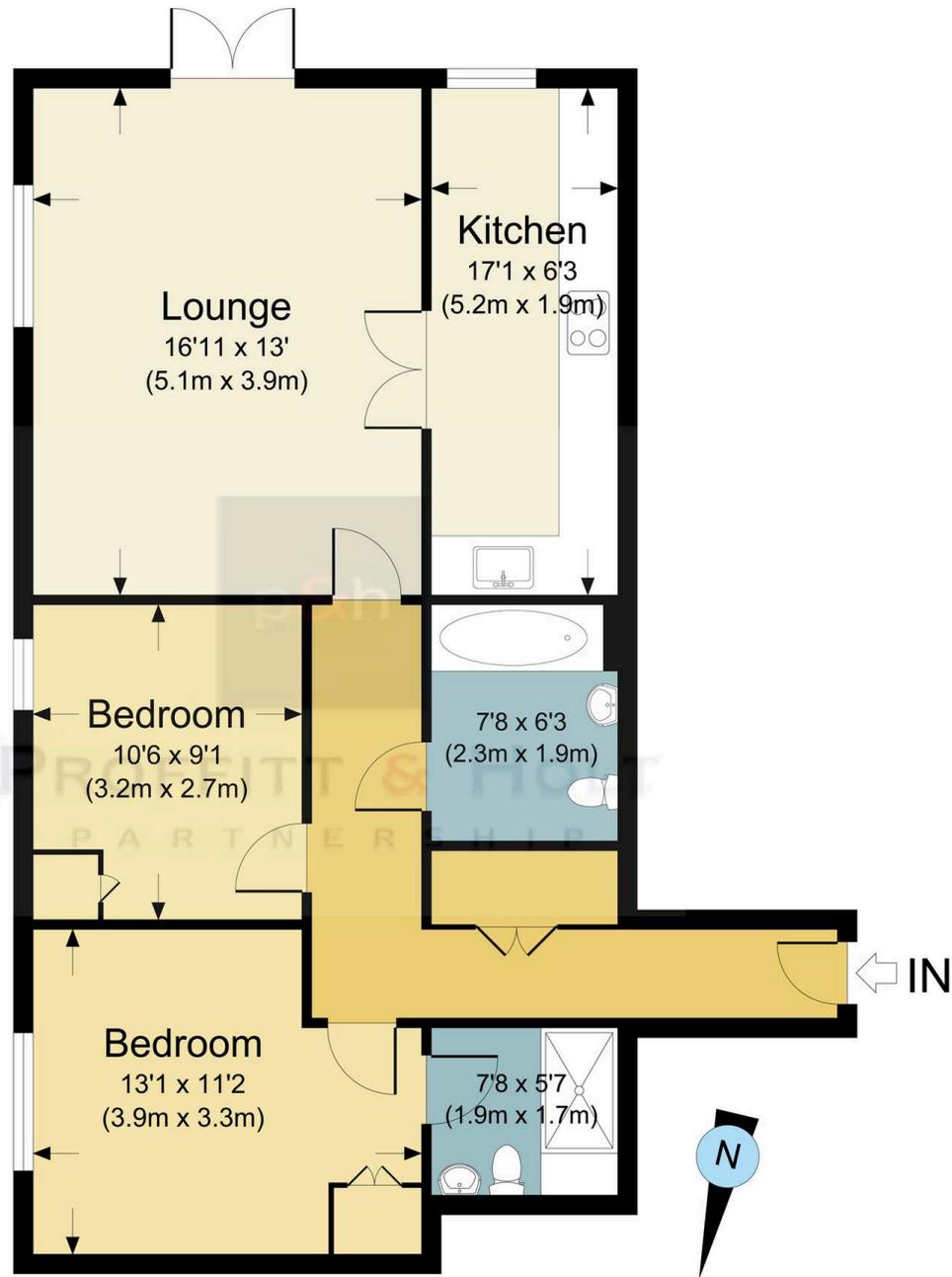
Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





METROPOLITAN PLACE, WD17 7HB
APPROX. GROSS INTERNAL FLOOR AREA 764 SQ FT / 71 SQ M.
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Proffitt & Holt – Watford

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