LEASEHOLD







Apartment (EPC Rating: C)

6-10 WHIPPENDELL ROAD, WATFORD, WD18 7LU

£199,950

WARREN ANTHONY

1 Bedroom Apartment located in Watford

Ideal for for the professional person, we are delighted to offer for sale a beautiful one bedroom apartment. This comes with large open plan living space and fully integrated kitchen, Large bedroom and separate bathroom. Please call today to arrange an appointment to view to avoid disappointment.

FULL DESCRIPTION
Close to the town centre and ideal for commuters being closely situated to Watford Junction Station.

From the secure ground floor communal entrance with access to all floors. From the entrance door into the hallway which has built in storage/cloaks cupboards with doors to the bedroom, bathroom, spacious lounge/kitchen diner.

The lounge diner benefits from double windows to front aspect, providing ample natural light and laminate to floor. Decorated in neutral tones with coving to ceiling and inset lighting. The high gloss fitted kitchen area comprises of a range of white wall and base units, roll top work surfaces, stainless sink and drainer unit, part tiled splash back areas, integrated oven with inset gas hob and extractor hood above, integrated dishwasher, washing machine, integrated fridge freezer. With underfloor heating.

The modern white bathroom suite bathroom has been decorated to an extremely high standard with top of the range fixtures and fittings. This comprises of a panel enclosed bath with wall mounted shower, glass shower screen, pedestal wash basin, WC, fully tiled walls and heated towel rail radiator, shaver point and spotlights.

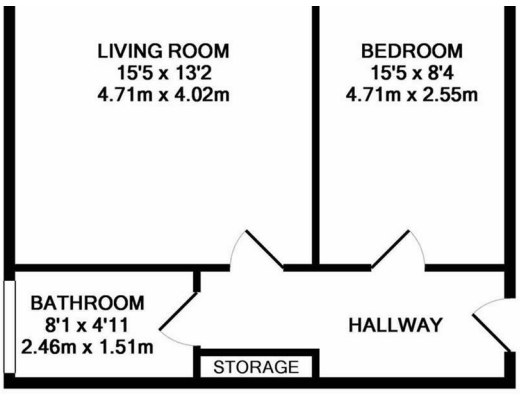
To the rear is the car park with access to bike storage facilities.

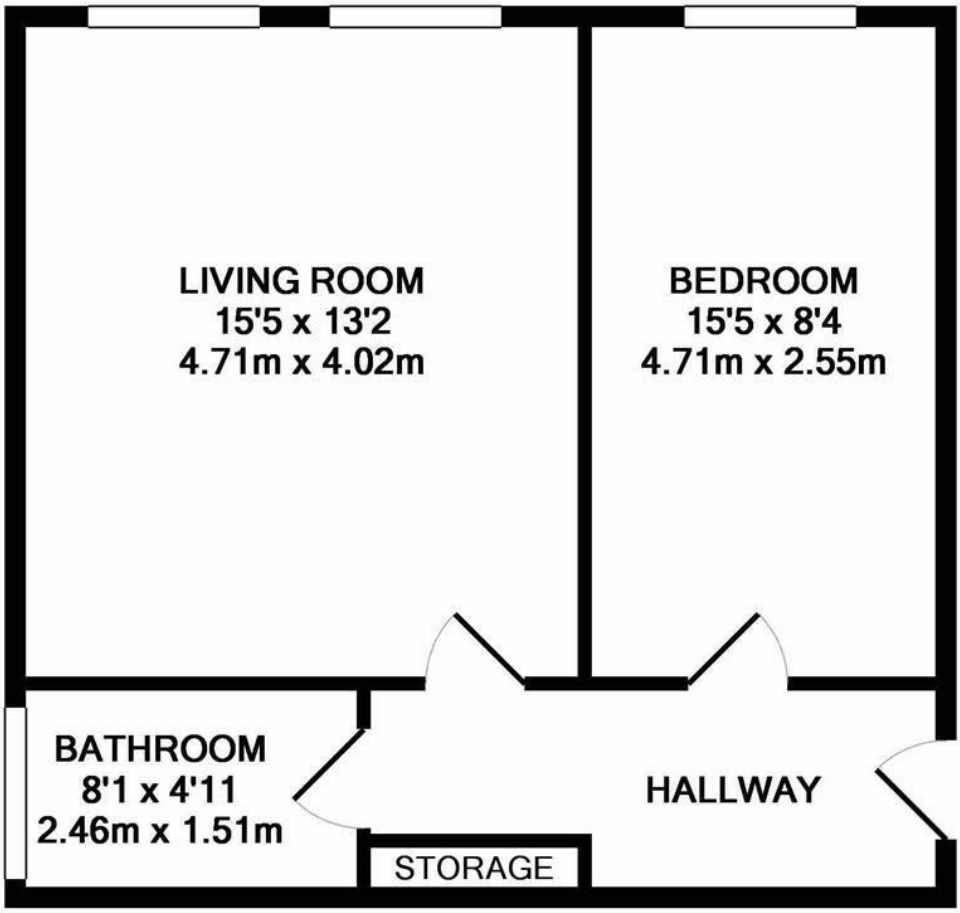
Service Charge: £1,541.50
Ground Rent: £350 per year
Lease Term: 113 years remaining
No Parking.
The vendor has provided us with this information and we have seen no documented evidence to support this.

An early viewing is highly recommended!






LIVING ROOM
15'5 x 13'2
4.71m x 4.02m
BEDROOM
15'5 x 8'4
4.71m x 2.55m
BATHROOM
8'1 x 4'11
2.46m x 1.51m
HALLWAY
STORAGE



TOTAL APPROX. FLOOR AREA 440 SQ.FT. (40.9 SQ.M.)

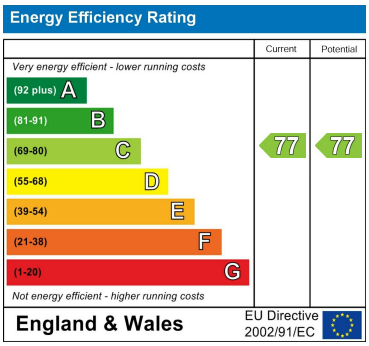
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the