



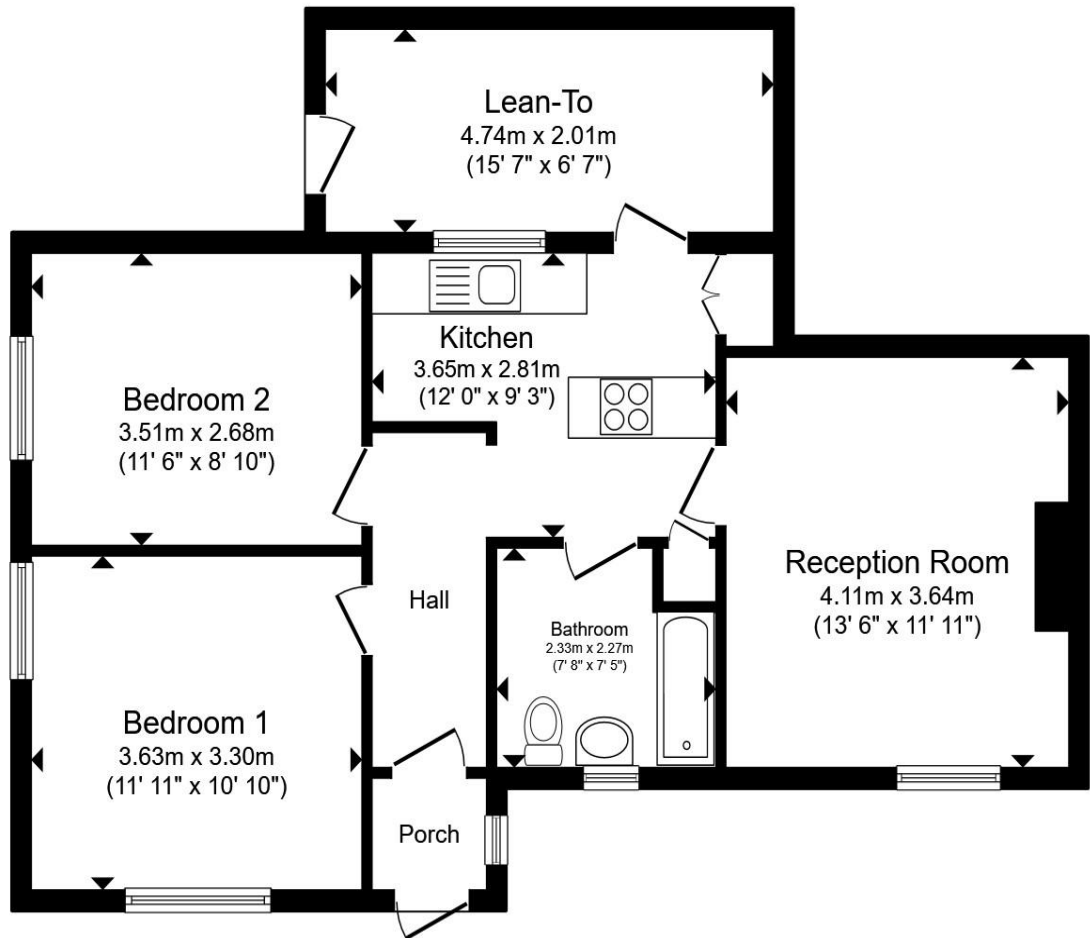
**Lansdowne Close, Watford, WD25 9RE**

**welcome to**

**Lansdowne Close, Watford**

A lovely two-bedroom ground floor maisonette with a private garden, garage en bloc, and spacious living accommodation, ideally located within easy reach of Garston Station and major transport links.





**Entrance**

**Reception Room**  
13' 6" x 11' 11" ( 4.11m x 3.63m )

**Kitchen**  
12' x 9' 3" ( 3.66m x 2.82m )

**Lean-To**  
15' 7" x 6' 7" ( 4.75m x 2.01m )

**Bedroom 1**  
11' 11" x 10' 10" ( 3.63m x 3.30m )

**Bedroom 2**  
11' 6" x 8' 10" ( 3.51m x 2.69m )

**Bathroom**  
7' 8" x 7' 5" ( 2.34m x 2.26m )

Total floor area 69.0 m<sup>2</sup> (743 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](http://www.propertybox.io)



welcome to

## Lansdowne Close, Watford

- Well-Presented Two-Bedroom Ground Floor Maisonette
- Private Rear Garden
- On-Street Parking & Garage En Bloc
- 143 Years Remaining on the Lease
- Useful Lean-To Providing Additional Storage

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 0

Ground Rent: 0

Building Insurance: £550

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £330,000



Please note the marker reflects the postcode not the actual property

[view this property online](https://www.brownandmerry.co.uk/Property/WAF105141) brownandmerry.co.uk/Property/WAF105141



Property Ref:  
WAF105141 - 0003

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