Apartment (EPC Rating: E)

HERTFORD HOUSE, SUTTON ROAD, WATFORD, WD17 2QG

Offers Over

£175,000

WARREN ANTHONY

1 Bedroom Apartment located in Watford

**R*E*D*U*C*E*D* CHAIN FREE and looking for an immediate sale. Just a few minutes walk to Watford Junction, our one bedroom first floor flat is perfect for the first time buyer or investor. No parking but centrally located to the town centre as well as independent local shops, all amenities and fabulous transport links.

From communal hall, stairs to first floor.

From front door to small hallway leading to the bathroom, kitchen/living room

Reception Room / Kitchen
19' 9" x 14' 5" (6.02m x 4.39m)

Dual aspect with windows to front and side aspect, newly installed carpet, fitted kitchen with a good range of base and eye level units with tiled splashback, fitted oven with electric hob, plumbing and space for washing machine and freezer, fireplace, television point and pendant lighting

Leading to the

Bedroom One
13' 7" x 8' 4" (4.14m x 2.54m)

With window to side aspect, room for double bed, built in cupboard, new carpet, pendant lighting.

Bathroom

Obsured window overlooking side aspect, white suite consisting of bath with mixer taps and overhead shower, WC, wash hand basin.

Outside

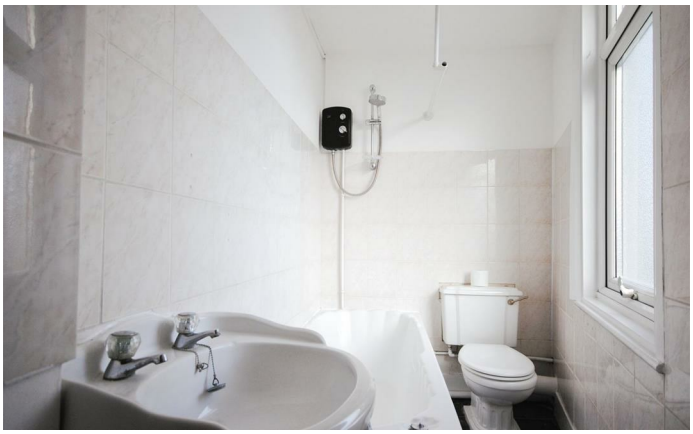
The lease has 171 years remaining

Service Charge 2026 £70
Zero Ground Rent
Communal electric roughly £25 per quarter

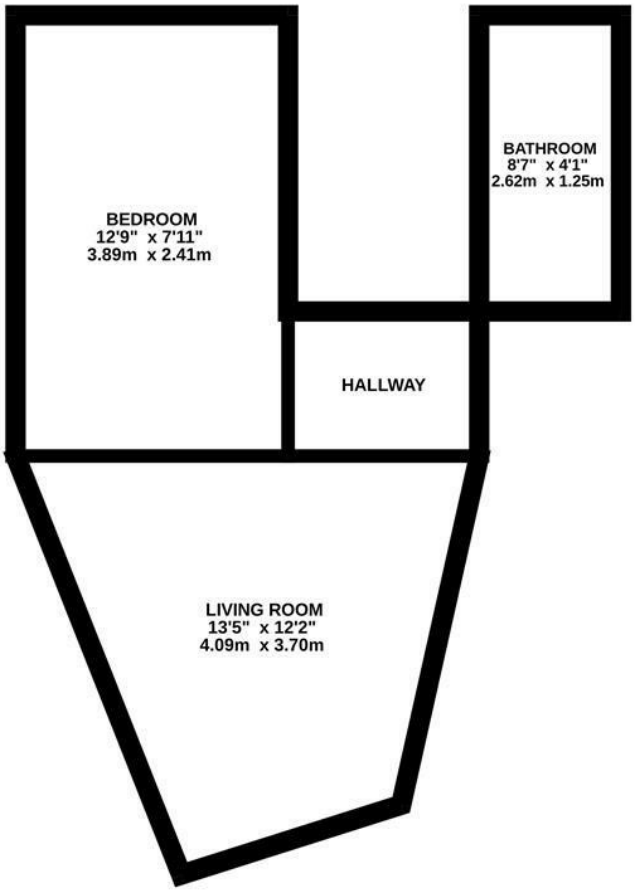
The roof has been refurbished in 2021 and the new fire safety assessment covering the whole block carried out in 2024.

No Onward Chain and ideally looking for a chain free purchaser. No parking but a couple of minutes walk to Watford Junction, the town centre, independent local shops, all amenities and excellent transport links.

The vendor has provided us with this information and we have seen no documented evidence to support this.



GROUND FLOOR
271 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 271 sq.ft. (25.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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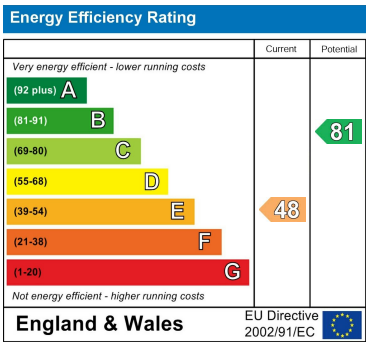
Council Tax Band

E

Energy Performance Graph



Call us on

01923 220012

sales@warrenanthony.co.uk
https://www.warrenanthony.co.uk

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

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