

HARRY CHARLES

Property Specialists

Call us
01923 731313

INTRODUCING

Woolrych Court, Watford WD17 2PQ

1 Bedroom Flat - Conversion for sale

£215,000

Price



1 Bedrooms/1 Bathrooms EPC Rating: C

- Top Floor Apartment
- Double Bedroom
- Council Tax Band C
- One Allocated Parking Space
- Open Plan Living Room/Kitchen
- Bathroom
- Well Located For The Station
- Security Intercom Entry System

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196 St Albans Road, Watford, Herts WD24 4AS
Tel: 01923 731313 Email: info@harrycharles.co.uk

 The Property
Ombudsman
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490 sq.ft. (45.5 sq.m.) approx.

RECEPTION ROOM/KITCHEN
22'5" x 11'7"
6.82m x 3.54m

BATHROOM

BEDROOM
13'11" x 11'5"
4.23m x 3.48m

TOTAL FLOOR AREA - 490 sq ft. (45.5 sq m.) approx.

While every effort has been made to ensure the accuracy of the foregoing, the Seller does not warrant, represent or guarantee the accuracy of the dimensions, measurements, area, volume, weight and any other items or quantities and its responsibility is limited for any errors, omissions or inaccuracies. This plan is for illustrative purposes only and should be used in connection with the purchase of the property. The seller, systems and appliances shown have not been tested and for guarantee as to their operation is not given.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		76	77
England & Wales		EU Directive 2002/91/EC	



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