



**Hertford House, Sutton Road, Watford, WD17 2QG**

**welcome to**

## **Hertford House Sutton Road, Watford**

A well-located ground-floor studio flat in Hertford House offering a bright open-plan living space just moments from Watford town centre and Watford Junction.

**Entrance**

**Kitchen/Living Area**

**Bedroom Area**

**Bathroom**

**Agents Note**

The vendor has intimated that they may be

prepared to sell the property with a lease extension.

If that were of interest then the asking price would

be £170,000 for an extended lease term of 163

years, with lease extension rights transferred and all

associated costs settled. These details are subject to

confirmation through your conveyancer Please

enquire with the branch for further details.



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**Hertford House Sutton Road,**  
**Watford**

- Studio Flat
- Ground Floor Position
- Prime Town Centre Location
- Resident Parking
- Fitted Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£150,000**



**view this property online** [brownandmerry.co.uk/Property/WAF105070](http://brownandmerry.co.uk/Property/WAF105070)



Property Ref:  
WAF105070 - 0006

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