



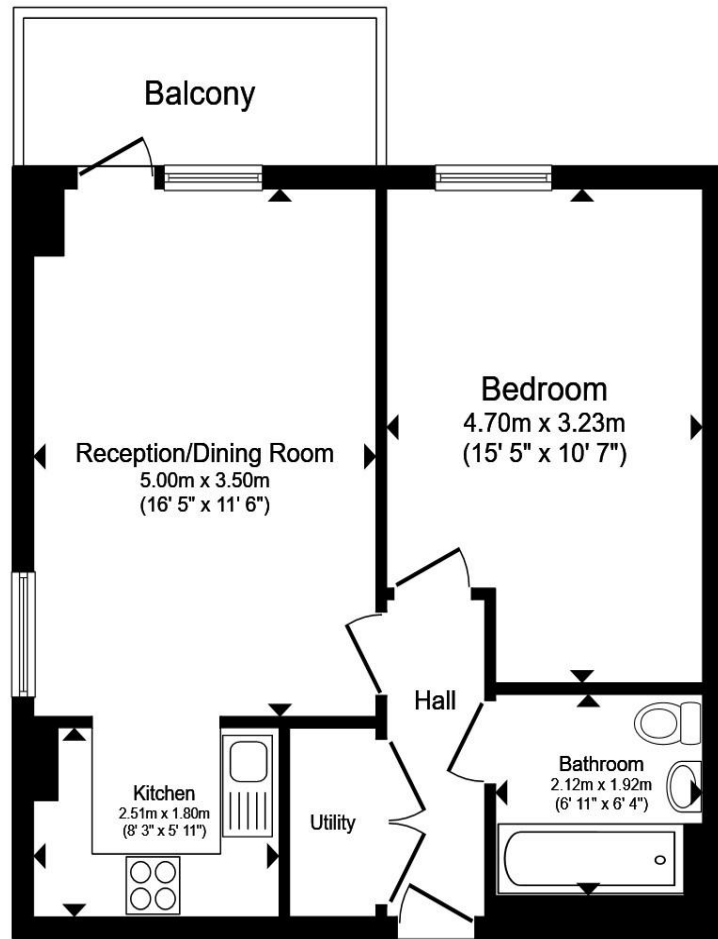
**Oak Lodge, Riverwell Close, Watford, WD18 0GZ**

**welcome to**

**Oak Lodge Riverwell Close, Watford**

A stylish first-floor one-bedroom apartment with open-plan living, private balcony, lift access, long lease, and convenient access to transport connections and local amenities.





**Entrance**

**Lounge**

16' 5" x 11' 6" ( 5.00m x 3.51m )

**Kitchen**

8' 3" x 5' 11" ( 2.51m x 1.80m )

**Bedroom**

15' 5" x 10' 7" ( 4.70m x 3.23m )

**Bathroom**

6' 11" x 6' 4" ( 2.11m x 1.93m )

Total floor area 46.8 m<sup>2</sup> (504 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

## Oak Lodge Riverwell Close, Watford

- One-bedroom First-floor Apartment
- Open-plan Living & Dining Area
- Modern, Fully Integrated Kitchen
- 242 Years Remaining on the Lease
- Spacious Double Bedroom with Built-in Wardrobes

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1400.00

Ground Rent: 250.00

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.

Guide Price

**£250,000 - £275,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104940](https://www.brownandmerry.co.uk/Property/WAF104940)



Property Ref:  
WAF104940 - 0004

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