

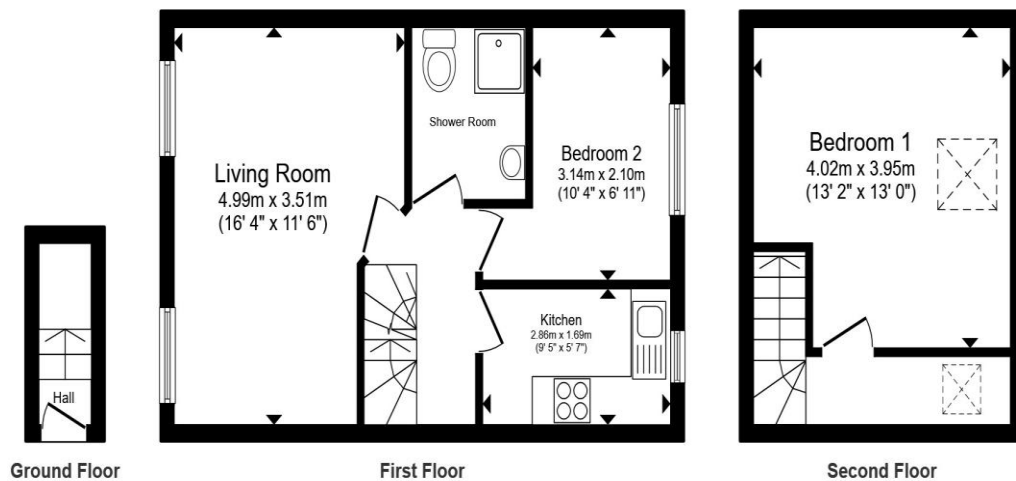


Estcourt Road, Watford WD17 2PZ

welcome to
Estcourt Road, Watford

Two-bedroom duplex flat located between Watford Town Centre and Watford Junction Station, property comes with a parking space, spacious lounge and bedrooms. The lease is currently at 62 years but there is an option to purchase with the lease extended on completion.





Total floor area 58.3 m² (628 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



Lounge

16' 3" to max x 12' 3" to max (4.95m to max x 3.73m to max)

Kitchen

9' 5" x 5' 6" (2.87m x 1.68m)

Bathroom

Bedroom

10' 3" x 9' (3.12m x 2.74m)

Bedroom 2nd Floor

13' 2" to max x 13' to max (4.01m to max x 3.96m to max)

welcome to

Estcourt Road, Watford

- Two-bedroom duplex flat
- Lease extension available on completion (subject to offer amount)
- 1x off-street private parking space. No parking permit is required
- Chain free sale
- Spacious lounge

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF105050](https://www.brownandmerry.co.uk/Property/WAF105050)



Property Ref:
WAF105050 - 0003

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brown & merry



01923 248861



watford@brownandmerry.co.uk



104 The Parade, WATFORD, Hertfordshire,
WD17 1AW



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)