

Oliver & Akers

Farriers Way, Watford, Herts, WD25



INVESTMENT OPPORTUNITY! OFFERED FOR SALE WITH TENANTS IN SITU is this TWO BEDROOM, TWO BATHROOM FLAT, newly built in 2019 and beautifully presented throughout. This modern home which benefits from TWO ALLOCATED PARKING SPACES and a SECURE COMMUNAL GARDEN FOR RESIDENTS TO ENJOY is situated in GREAT LOCATION. With HIGHLY SOUGHT AFTER SCHOOLS NEARBY and GREAT ROAD AND RAIL LINKS.

- Investment Purchasers Only
- Two Double Bedrooms
- Two Bathrooms
- Secure Communal Gardens
- Two Parking Spaces
- Close to Sought after Schools
- Great Transport Links
- Rented until December 2026

£350,000 Leasehold

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Accommodation Comprises

Entrance Lobby

Entrance Hall

Open Plan Living Area 20'8" x 11'3" (6.30m x 3.43m)

Bedroom One 11'0" x 10'4" (3.35m x 3.15m)

Bedroom Two 10'2" x 9'6" (3.10m x 2.90m)

Exterior

Communal Gardens

Private and Secure communal garden

Parking

Allocated parking for two vehicles

Lease Information

Service charge £1200 149 years remaining





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
83	83
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.