# 261 Hayling Road, Watford

£219,950

fairfieldestates

# 261 Hayling Road

## Watford

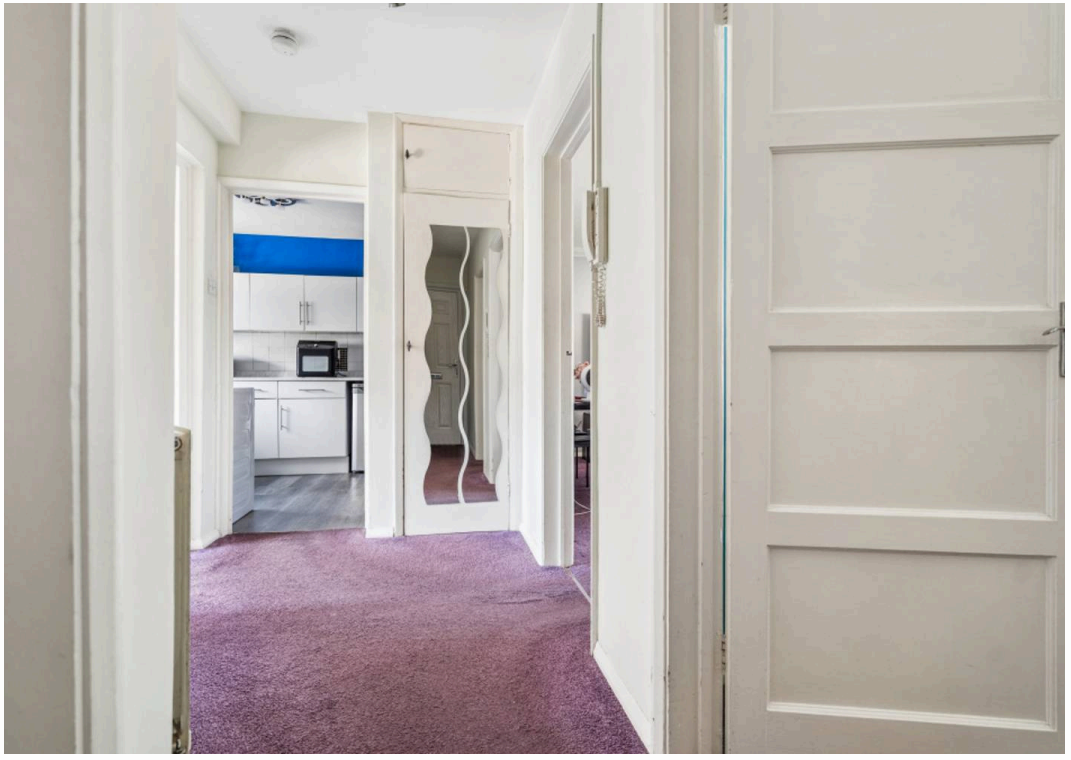
This well-presented one bedroom first floor flat offers an excellent opportunity for first-time buyers or investors, situated on a popular residential road close to a range of local amenities. The property is in a clean and tidy condition throughout, providing comfortable and practical living accommodation. The spacious living room benefits from ample natural light, creating a welcoming atmosphere for relaxing or entertaining guests.
Council Tax band: B

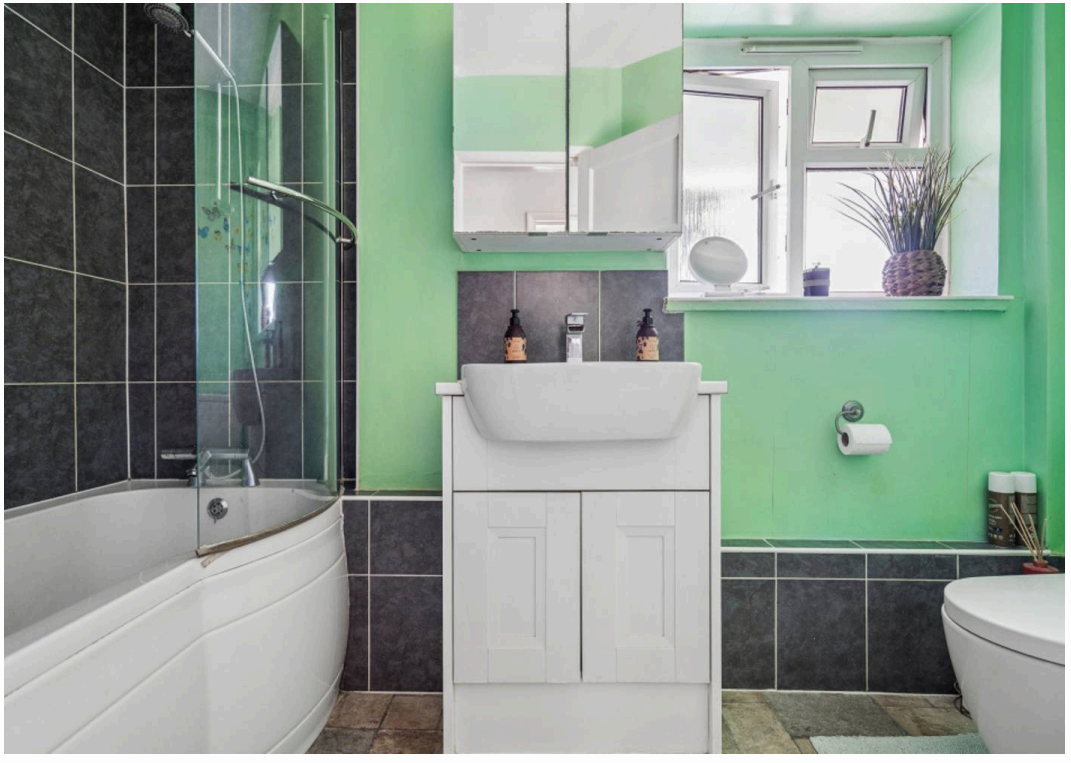
Tenure: Leasehold

EPC Energy Efficiency Rating: C

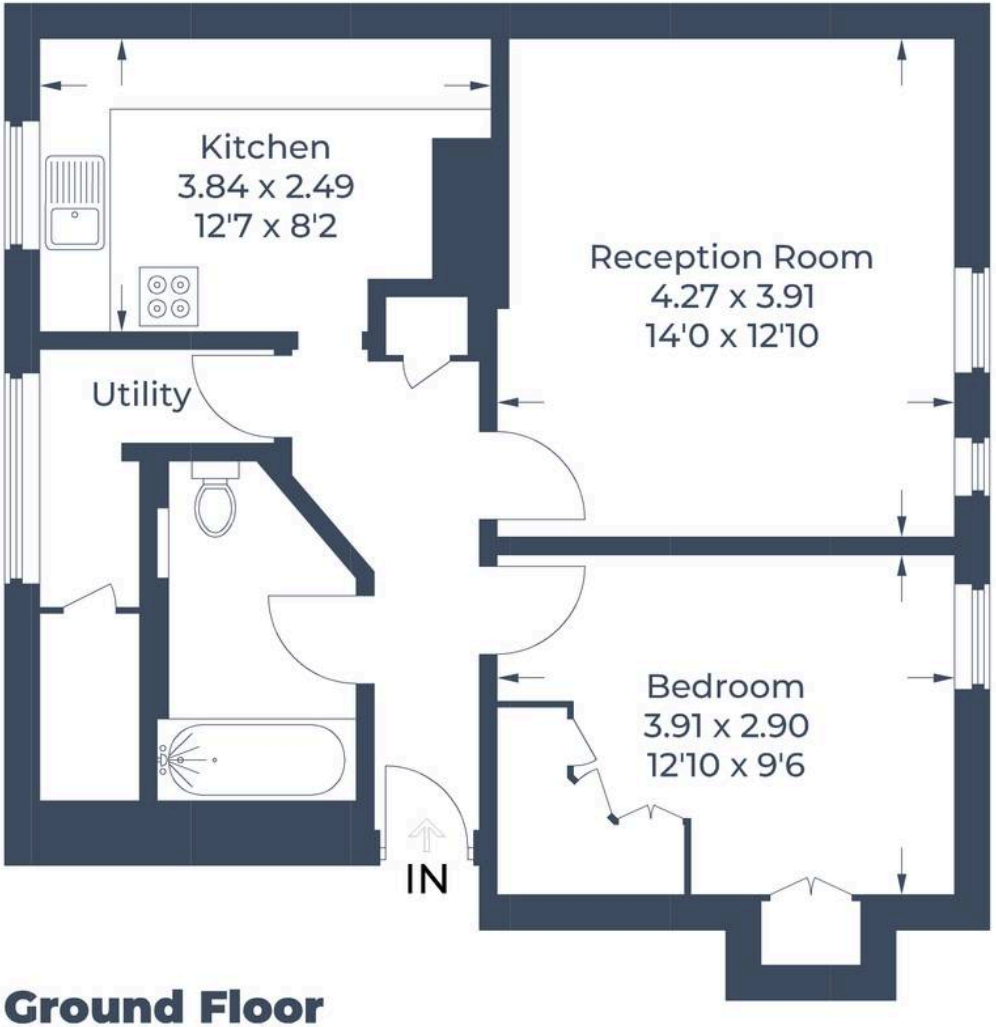
EPC Environmental Impact Rating: C

- ONE BEDROOM - 87 YEARS LEASE
- FIRST FLOOR FLAT WITH PRIVATE REAR GARDEN
- SERVICE CHARGE - £845.15 INC BI / GROUND RENT £10.00PA
- EPC RATING - C / COUNCIL TAX BAND - B
- CLEAN / TIDY & PRESENTABLE CONDITION
- DOUBLE GLAZED & GAS CENTRAL HEATING
- POPULAR RESIDENTIAL ROAD
- CLOSE TO LOCAL AMENITIES





Approximate Gross Internal Area = 54.7 sq m / 589 sq ft




## Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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# Fairfield - Oxhey


## 1 Station Approach, Watford - WD19 7DT

020 8428 0540 • rob@fairfieldestates.co.uk • fairfieldestates.co.uk/



We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service