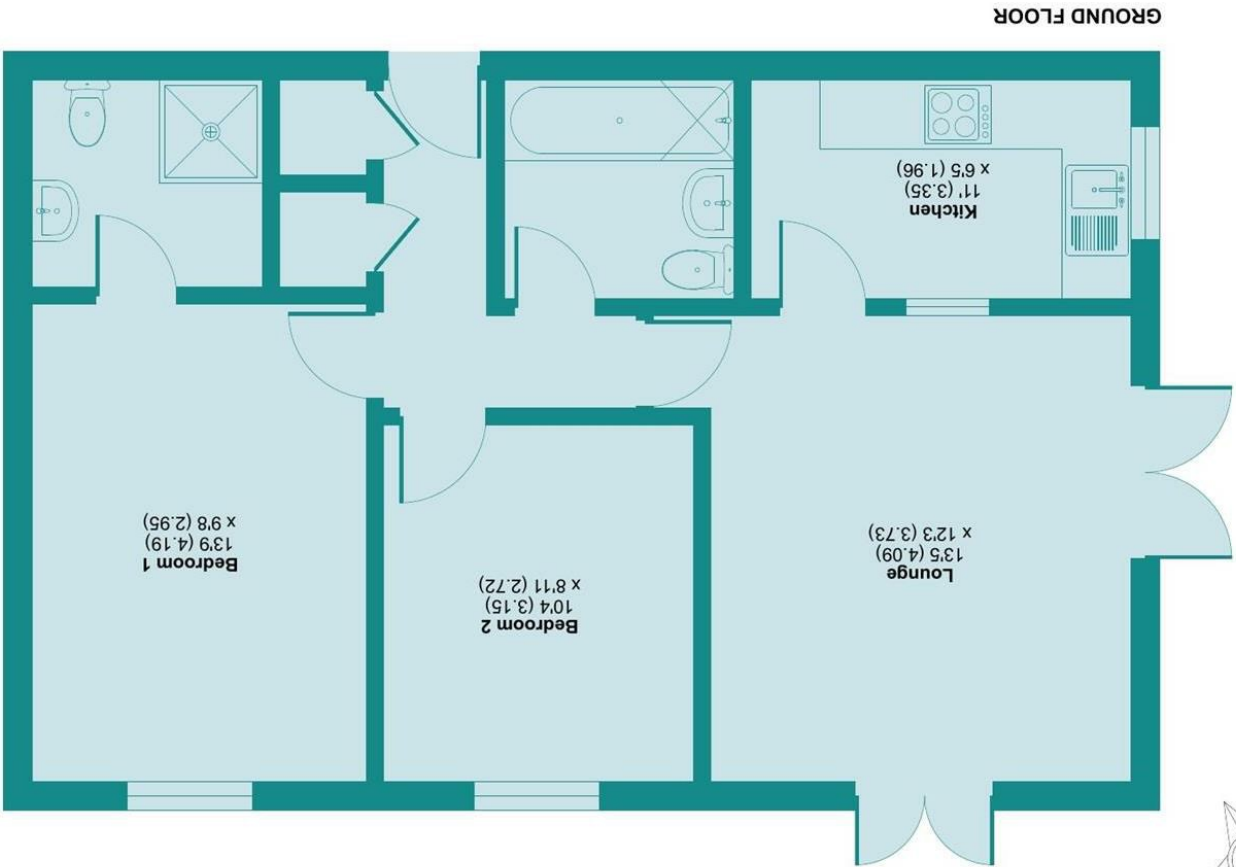




GUIDE PRICE
£310,000
BYEWATERS
WATFORD, WD18 8WJ

Byewaters, Watford, WD18 8WJ

Approximate Area = 647 sq ft / 60.1 sq m
For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
77	79
Energy Efficiency Rating	
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	100-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20
Not energy efficient - higher running costs	

LOCAL AUTHORITY
Three Rivers Council

TENURE
Leasehold

COUNCIL TAX BAND
D

VIEWS
By prior appointment only

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Certified Property Measurement
RICS
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2024. REF: 1078409
Produced for James Estate Agents.

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PROPERTY SUMMARY

NO UPPER CHAIN. Located in the sought-after Byewaters development this ground floor apartment presents an excellent opportunity for first-time buyers, down sizers and investors alike. Spanning an impressive 647 square feet, the property boasts a well-thought-out layout. The apartment has been upgraded in recent years and accommodation consists of a spacious double aspect lounge, modern kitchen, two double bedrooms, and two recently refitted bathrooms.

One of the standout features of this property is the convenience of parking, including a single garage and an allocated parking space.

Situated within walking distance to Croxley Metropolitan station, Croxley Moors, and a variety of local shops and schools, this location is ideal for those seeking a balanced lifestyle with easy access to transport links and amenities.

With an 86-year lease remaining, a ground rent of £150 per annum, and service charges of £1,750 per annum (paid biannually for the maintenance of communal areas), this apartment represents a fantastic opportunity to secure a well-presented home in a desirable area.

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