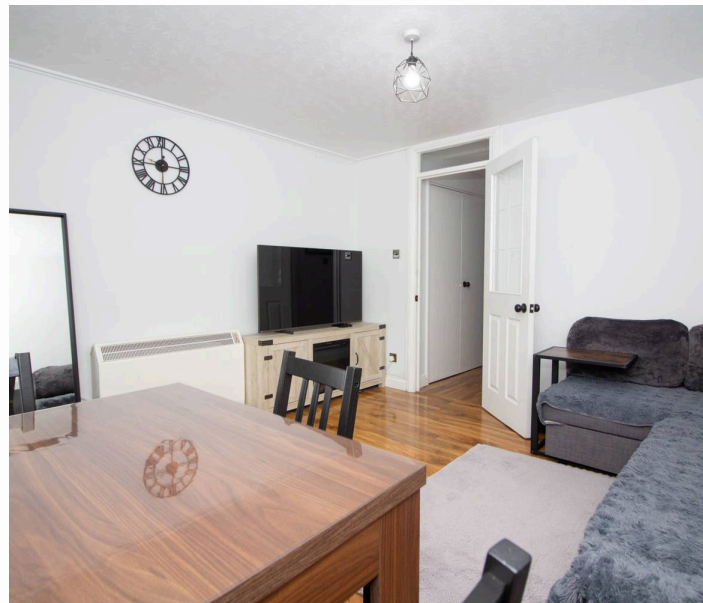




85 Redwood Close, Watford
£260,000



 fairfieldestates



85 Redwood Close

Watford

950+ YEARS LEASE FANTASTIC OPPORTUNITY TO PURCHASE A RARELY AVAILABLE MAISONETTE WITH PRIVATE REAR GARDEN & NO EXTRA CHARGES.

Lease Details as advised by the vendor:

Lease Term: 999yrs 1st Jan 1980

Remaining Lease: 953 years

Council Tax band: C

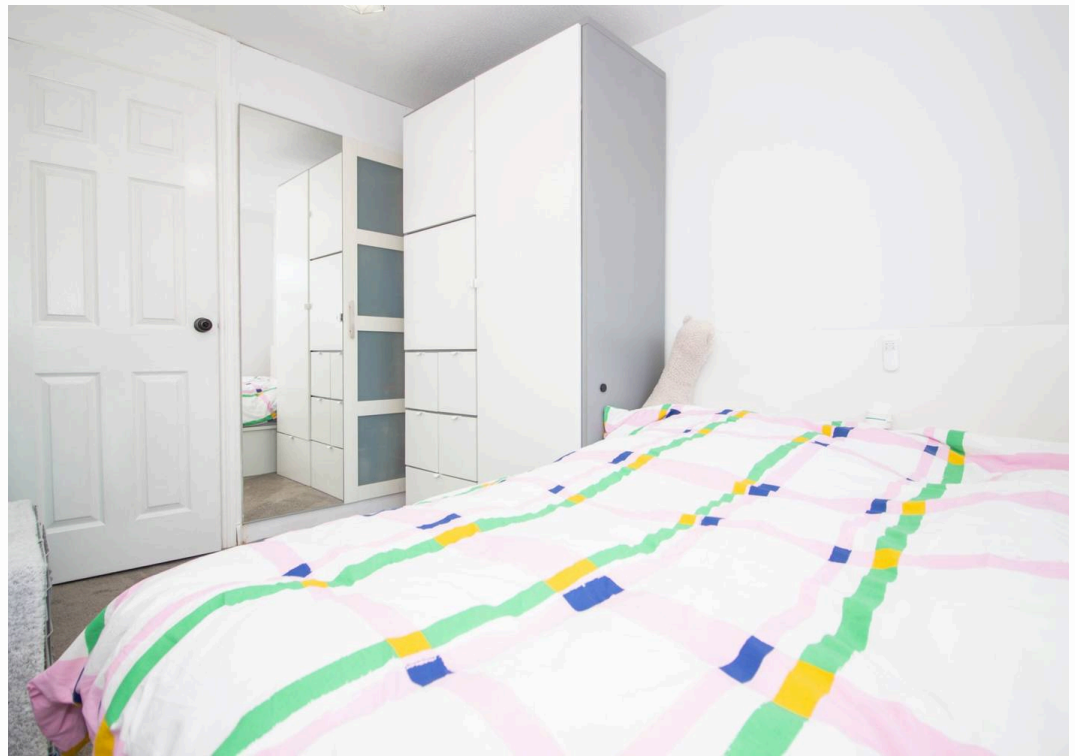
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

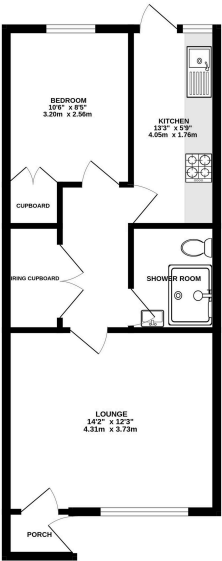
- ONE BEDROOM
- GROUND FLOOR MAISONETTE
- 953 YEARS LEASE / NIL SERVICE CHARGE
- SEPARATE LOUNGE & KITCHEN
- MODERN KITCHEN & SHOWER ROOM
- DOUBLE GLAZING THROUGHOUT
- PRIVATE REAR GARDEN
- ALLOCATED PARKING SPACE TO REAR
- WALKING DISTANCE TO CARPENDERS PARK STATION
- EPC RATING 'C' COUNCIL TAX BAND 'C'







GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.1 sq.m.) approx.
We warrant every element has been made in accordance with the Building Regulations and is responsible for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made for their condition or performance.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	77	82
England, Scotland & Wales EU Directive 2002/91/EC 		





Fairfield – Oxhey

1 Station Approach, Watford – WD19 7DT

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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