

Whippendell Road,Watford WD18 7QF

brown & merry

welcome to

Whippendell Road, Watford

Two bedroom flat in good condition with an allocated parking space and a 999 year lease.

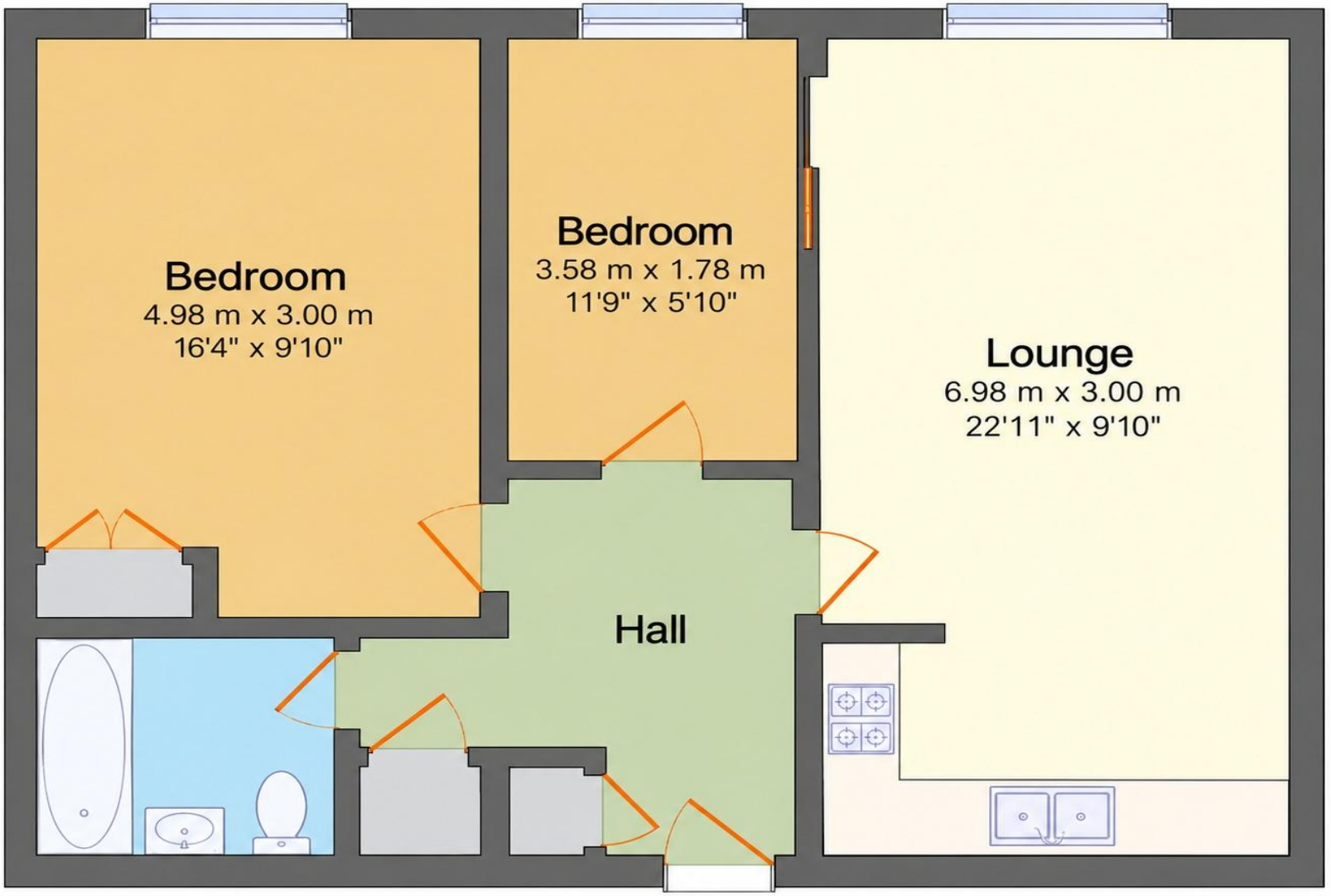












Approximate Total Area

619.5 sqft / 57.55 sqm

Bedroom 1
16' 4" x 9' 10" (4.98m x 3.00m)

Bedroom 2
11' 9" x 5' 10" (3.58m x 1.78m)

Lounge / Kitchen
22' 11" x 9' 10" (6.99m x 3.00m)

Bathroom

Entrance Hall

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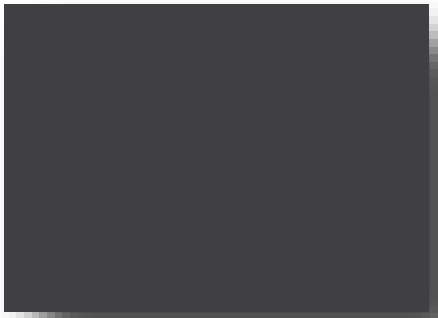
- 999 year lease
- allocated parking space
- two bedrooms
- spacious lounge
- good condition throughout

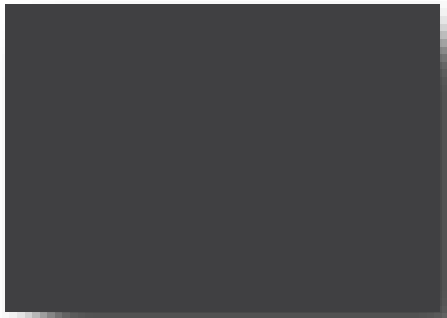
Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1800.00
Ground Rent: 100.00

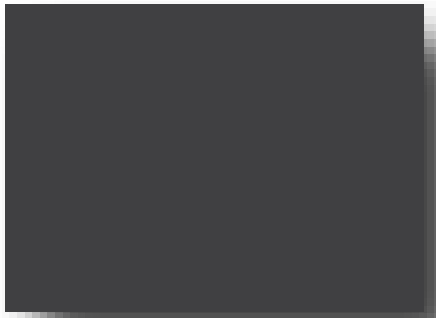
This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£250,000









Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/WAF105372

The Property Ombudsman

Property Ref:
WAF105372 - 0005

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

brown & merry

01923 248861

watford@brownandmerry.co.uk

104 The Parade, WATFORD, Hertfordshire, WD17 1AW

brownandmerry.co.uk

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