



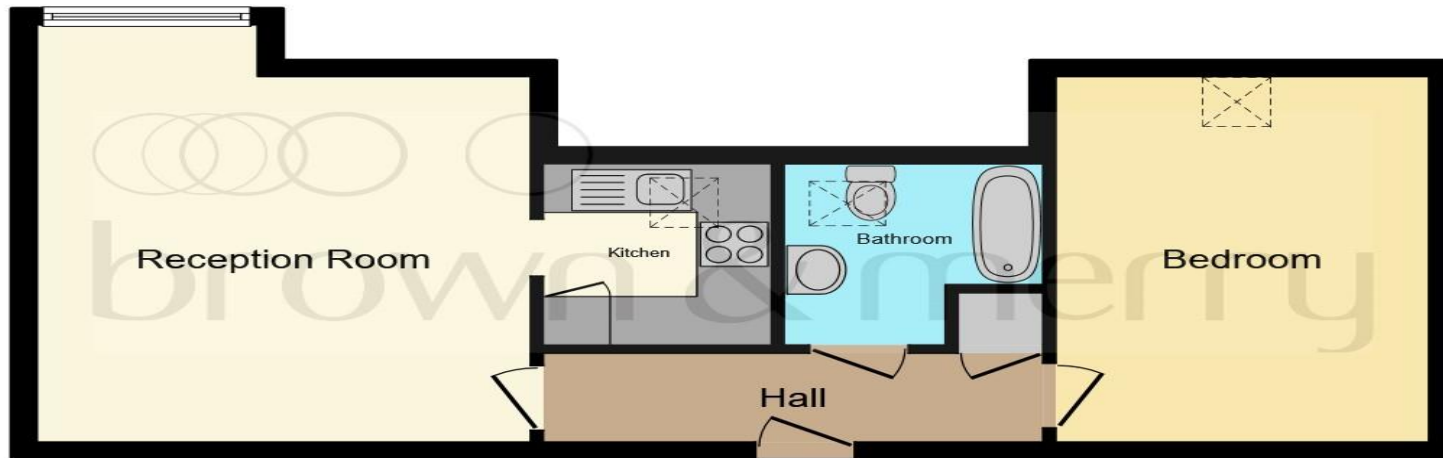
**Silas Court, Lockhart Road, Watford, WD17 4BQ**

**welcome to**

**Silas Court Lockhart Road, Watford**

A stylish one-bedroom flat in Silas Court, Lockhart Road, offering allocated parking within a gated development, access to a residents' gym and communal gardens, and a superb location just 0.7 miles from Watford Junction and close to the town centre.





### Entrance Hall

13' 1" x 3' 7" ( 3.99m x 1.09m )

### Lounge

16' 10" to max x 13' 1" ( 5.13m to max x 3.99m )

### Kitchen

9' 3" x 5' 11" ( 2.82m x 1.80m )

### Bedroom

14' 10" x 9' 10" ( 4.52m x 3.00m )

### Bathroom

9' 3" to max x 6' 10" ( 2.82m to max x 2.08m )

### Loft Space

36' 6" x 10' ( 11.13m x 3.05m )

### Total Floor Area (from the EPC)

50 Square Metres

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Agents Note

There is an easement on the title & heating to the property is served by a heat pump, please enquire with the branch.

welcome to

## Silas Court Lockhart Road, Watford

- 1-Bedroom Top Floor Flat
- Gated Development
- Allocated Parking
- Loft Access
- 0.7 Miles to Watford Junction

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2800.00

Ground Rent: 429.00

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Feb 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

140 Years Left on The Lease

# £215,000



**view this property online** [brownmerry.co.uk/Property/WAF104784](https://www.brownmerry.co.uk/Property/WAF104784)

Please note the marker reflects the postcode not the actual property



Property Ref:  
WAF104784 - 0006

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brown & merry



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