



3 Enville House Otley Way, Watford
£230,000



 fairfieldestates



3 Enville House Otley Way

Watford

This well-presented, one-bedroom first floor flat is ideally situated within a purpose-built development, offering a modern and tidy living environment that will appeal to both first-time buyers and investors alike. The property is in excellent decorative order throughout, featuring double glazing and gas central heating for year-round comfort.

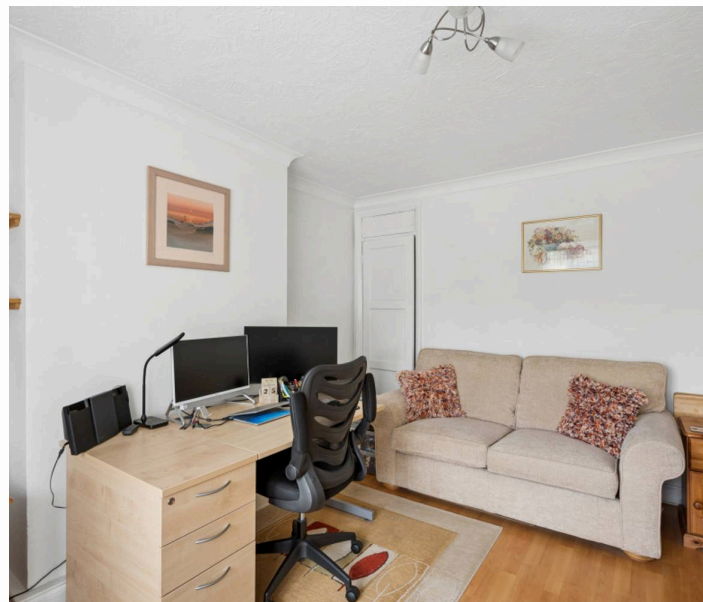
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- ONE BEDROOM FIRST FLOOR
- PURPOSE BUILT FLAT - WITH BALCONY
- 177 YEARS LEASE REMAINING / £854.00PA SERVICE CHARGE
- DOUBLE GLAZED & GAS CENTRAL HEATING
- WALKING DISTANCE TO CARPENDERS PARK STATION
- MODERN CLEAN & TIDY CONDITION THROUGHOUT
- COMMUNAL PARKING BAYS - FIRST COME FIRST SERVE
- COUNCIL TAX BAND 'B'
- EPC RATING - 'C'





Approximate Gross Internal Area = 43.2 sq m / 465 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

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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	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales





Fairfield – Oxhey

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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