



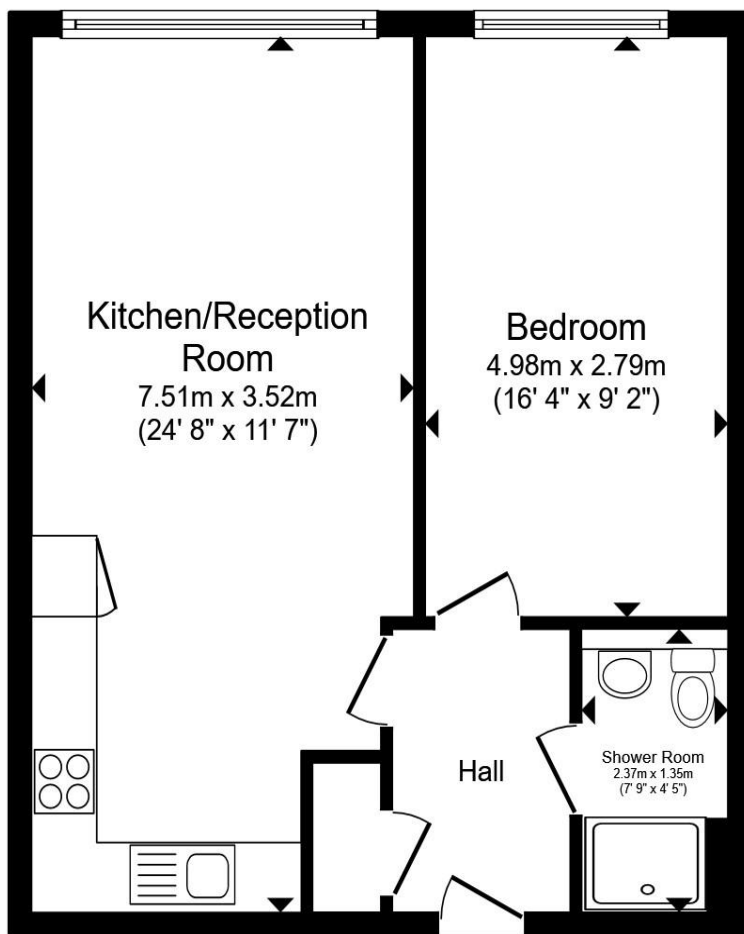
Yeatman Court, Cherry Tree Road, Watford. WD24 6AF

welcome to

Yeatman Court, Cherry Tree Road, Watford

An inviting one-bedroom upper-floor apartment offered on a 25% Shared Ownership basis, benefiting from lift access, allocated off-street parking, a long lease, and a convenient location close to Watford North and Watford Junction stations.





Total floor area 48.1 m² (518 sq.ft.) approx

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.propertybox.io



Entrance

Kitchen/Reception Room

24' 8" x 11' 7" (7.52m x 3.53m)

Bedroom

16' 4" x 9' 2" (4.98m x 2.79m)

Shower Room

7' 9" x 4' 5" (2.36m x 1.35m)

Agents Note

Heating to the property is served by electric heating. Please contact the branch for more details

Agents Note

This property is currently under shared ownership in conjunction with Watford Community Housing Association who have criteria for any purchase. The advertised price is for the sellers 25% share. £505.31 per month is paid to the Housing Association as rent for the retained share. Service Charge is £1026.48 annually; Ground Rent is £0. Please contact with Watford Community Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.

welcome to

Yeatman Court, Cherry Tree Road, Watford

- One Bedroom Upper Floor Apartment
- 25% Shared Ownership
- Allocated Off-Street Parking
- Convenient Lift Access
- Modern, Fully Fitted Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1026.48

Ground Rent: 0

This is a Leasehold property with details as follows; Term of Lease 990 years from 16 Nov 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£72,500



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF105147](https://www.brownandmerry.co.uk/Property/WAF105147)



Property Ref:
WAF105147 - 0002

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01923 248861



watford@brownandmerry.co.uk



104 The Parade, WATFORD, Hertfordshire,
WD17 1AW



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)