



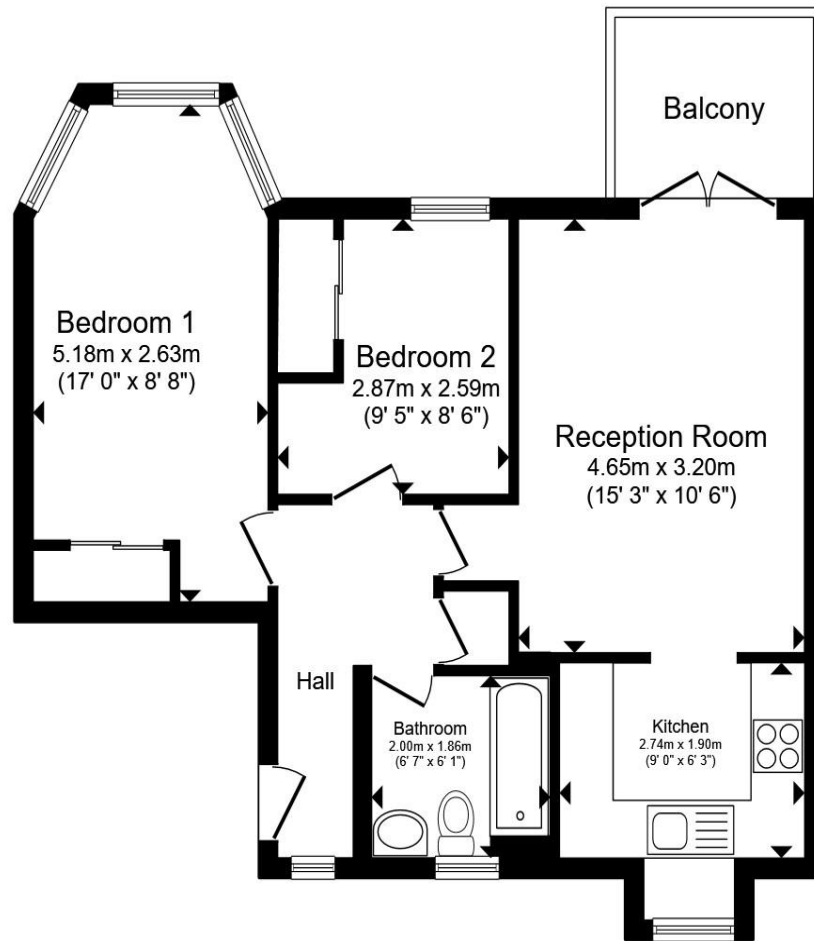
**Norbury Avenue, Watford, WD24 4PD**

**welcome to**

**Norbury Avenue, Watford**

A bright and well-presented two-bedroom first-floor apartment featuring a spacious living area with private balcony, a separate fitted kitchen, modern bathroom and allocated parking, set within a secure gated development just 0.6 miles from Watford Junction.





### Entrance

### Reception Room

15' 3" x 10' 6" ( 4.65m x 3.20m )

### Kitchen

9' x 6' 3" ( 2.74m x 1.91m )

### Bedroom 1

17' x 8' 8" ( 5.18m x 2.64m )

### Bedroom 2

9' 5" x 8' 6" ( 2.87m x 2.59m )

### Bathroom

6' 7" x 6' 1" ( 2.01m x 1.85m )

Total floor area 53.1 m<sup>2</sup> (572 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](http://www.propertybox.io)

welcome to

## Norbury Avenue, Watford

- Well-Presented Two-Bedroom First-Floor Apartment
- Set Within a Secure, Gated Development
- Allocated Residents' Parking
- Offered to the Market Chain-Free
- Private Balcony Overlooking the Development

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £275,000



Please note the marker reflects the postcode not the actual property

[view this property online brownandmerry.co.uk/Property/WAF105101](https://www.brownandmerry.co.uk/Property/WAF105101)



Property Ref:  
WAF105101 - 0003

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