

LEASEHOLD



Apartment (EPC Rating: C)

CARACTACUS COTTAGE VIEW,
WATFORD, HERTFORDSHIRE, WD18

£215,000

1 Bedroom Apartment located in Hertfordshire

A well presented ground floor apartment in a peaceful no through road in West Watford location. With a private balcony, generous room sizes and new appliances, this home is ideal for first-time buyers, downsizers or investors.

Accommodation

Entrance & Garden

A small, attractive front garden sets a welcoming tone and leads to the main entrance of the apartment.

Hallway

The entrance hallway provides access to all rooms and includes a good-sized storage cupboard, adding to the practicality of the layout.

Bedroom – 10'5" x 9'0"

A well-proportioned double bedroom with a peaceful rear aspect. The room benefits from a fitted wardrobe, offering excellent built-in storage.

Bathroom – 6'8" x 6'7"

A neatly presented bathroom with a rear aspect window, providing natural ventilation and light.

Lounge – 12'9" x 11'9"

A standout feature of the property, the spacious lounge enjoys a bright front aspect and offers plenty of room for both living and dining furniture.

Open-Plan Kitchen – 12'9" x 6'8"

Flowing directly from the lounge, the modern kitchen features a front aspect and newly installed appliances, including a brand-new

oven and fridge/freezer.

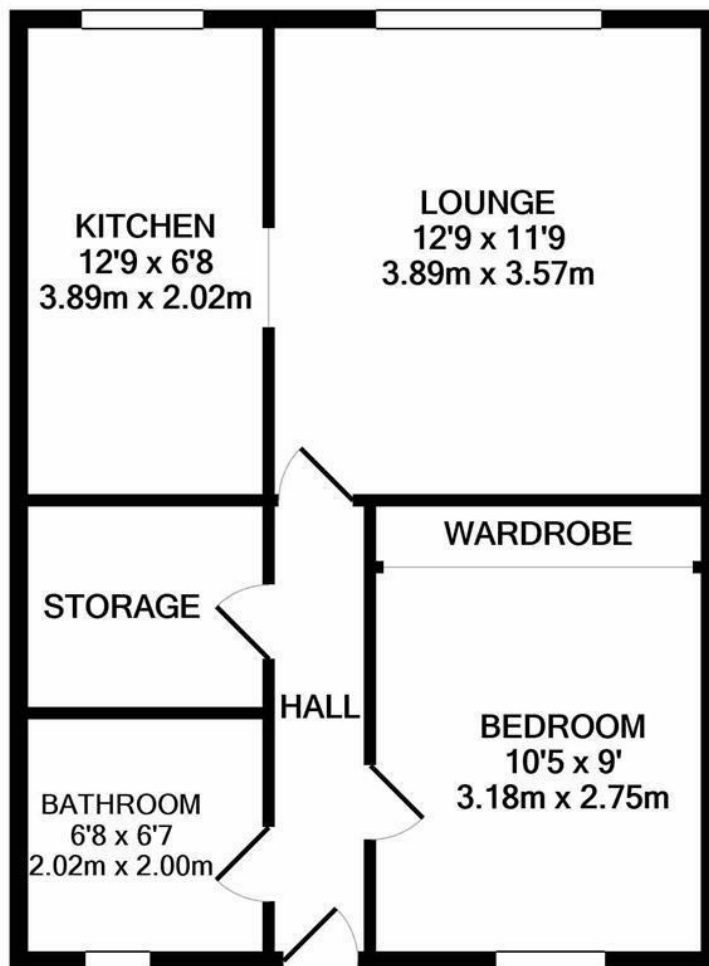
Additional Features

- * Gas central heating
- * Double glazing
- * Plenty of built-in storage
- * Quiet residential setting
- * Walking distance to Watford General Hospital
- * Excellent access to Watford Met Station and local transport links
- * Chain free sale

Please note the current photos were taken pre-tenancy and will be updated shortly.



WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD



TOTAL APPROX. FLOOR AREA 458 SQ.FT. (42.5 SQ.M.)

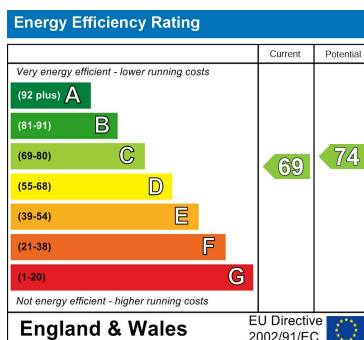
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Council Tax Band

C

Energy Performance Graph



Call us on

01923 220 012

rentals@warrenanthony.co.uk

www.warrenanthony.co.uk

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