



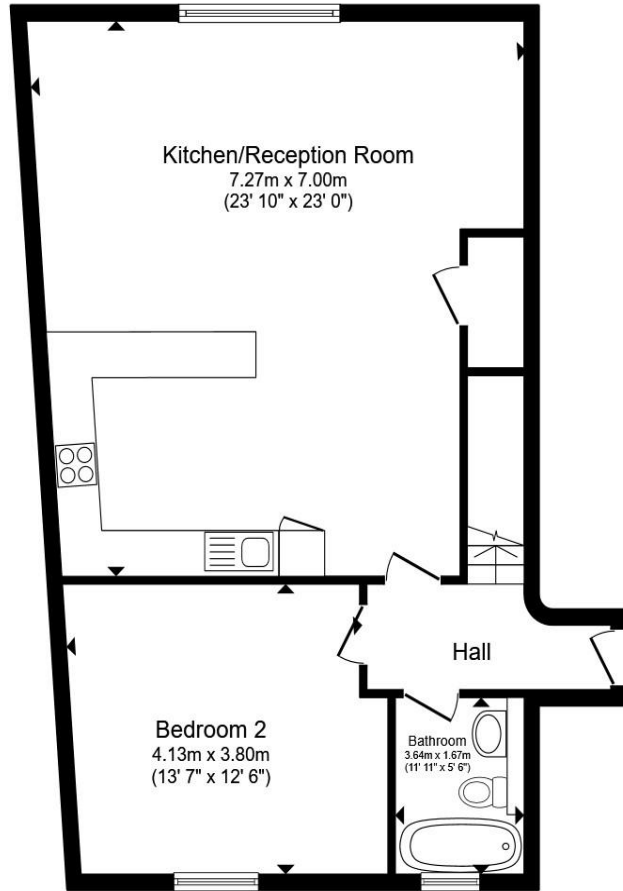
Cedar House, The Parade, Watford, WD17 1LQ

welcome to

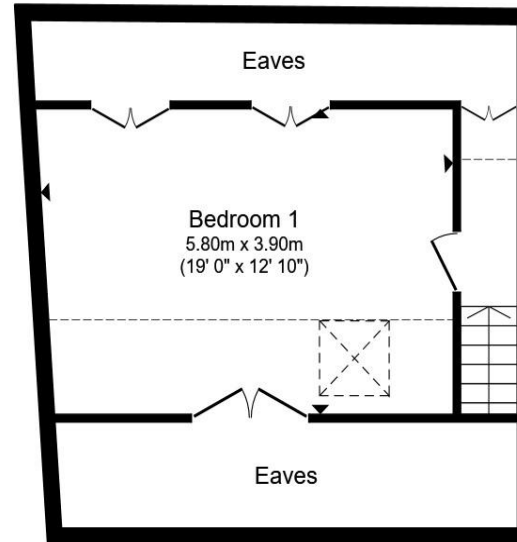
Cedar House, The Parade, Watford

This stunning upper-floor two-bedroom duplex apartment in Cedar House offers modern interiors, an open-plan living/kitchen area with integrated appliances, two double bedrooms, contemporary bathroom and allocated parking, in an unbeatable town-centre location just 0.5 miles from Watford Junction.





Ground Floor



First Floor

Total floor area 118.8 m² (1,279 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

Lounge/Kitchen
23' 10" x 23' (7.26m x 7.01m)

Bedroom 1
19' x 12' 10" (5.79m x 3.91m)

Bedroom 2
13' 7" x 12' 6" (4.14m x 3.81m)

Bathroom
11' 11" x 5' 6" (3.63m x 1.68m)

Agents Note

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

welcome to

Cedar House, The Parade, Watford

- Stylish Upper-floor 2-Bedroom Duplex Apartment
- Prime Town-centre Location
- Offered to the Market Chain-free
- Includes One Allocated Parking Space
- Long Lease with 989 Years Remaining

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: 3500.00

Ground Rent: 350.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Guide price

£375,000 - £400,000



Please note the marker reflects the postcode not the actual property

view this property online [browndmerry.co.uk/Property/WAF104901](https://www.browndmerry.co.uk/Property/WAF104901)



Property Ref:
WAF104901 - 0009

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