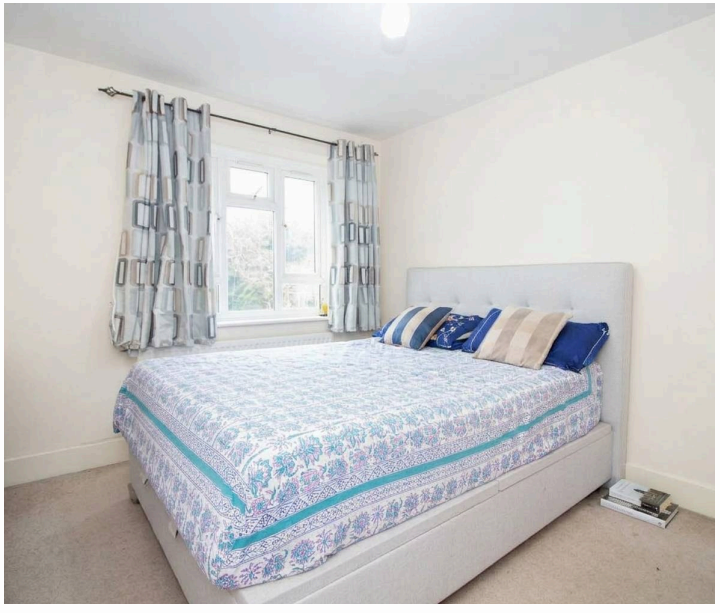


20 Enville House Otley Way, Watford

Guide Price £200,000

fairfieldestates







20 Enville House Otley Way

Watford

ONE BEDROOM FIRST FLOOR PURPOSE BUILT FLAT LOCATED WITHIN WALKING DISTANCE OF CARPENDERS PARK STATION.

Located just a short walk from Carpenders Park Overground station, this delightful one bedroom apartment offers generous living space in a convenient and well connected location.

Lease Details:

125 years from 25th March 1990 = 89 Years remaining

Maintenance Charge including building insurance: Approx £1250.00 per annum

Ground rent: £10 per annum.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- ONE DOUBLE BEDROOM FLAT
- FIRST FLOOR - PURPOSE BUILT FLAT
- SECURE ENTRY PHONE SYSTEM
- RESIDENT PARKING BAYS - UNALLOCATED
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- PRIVATE BALCONY
- WALKING DISTANCE TO CARPENDER PARK STATION

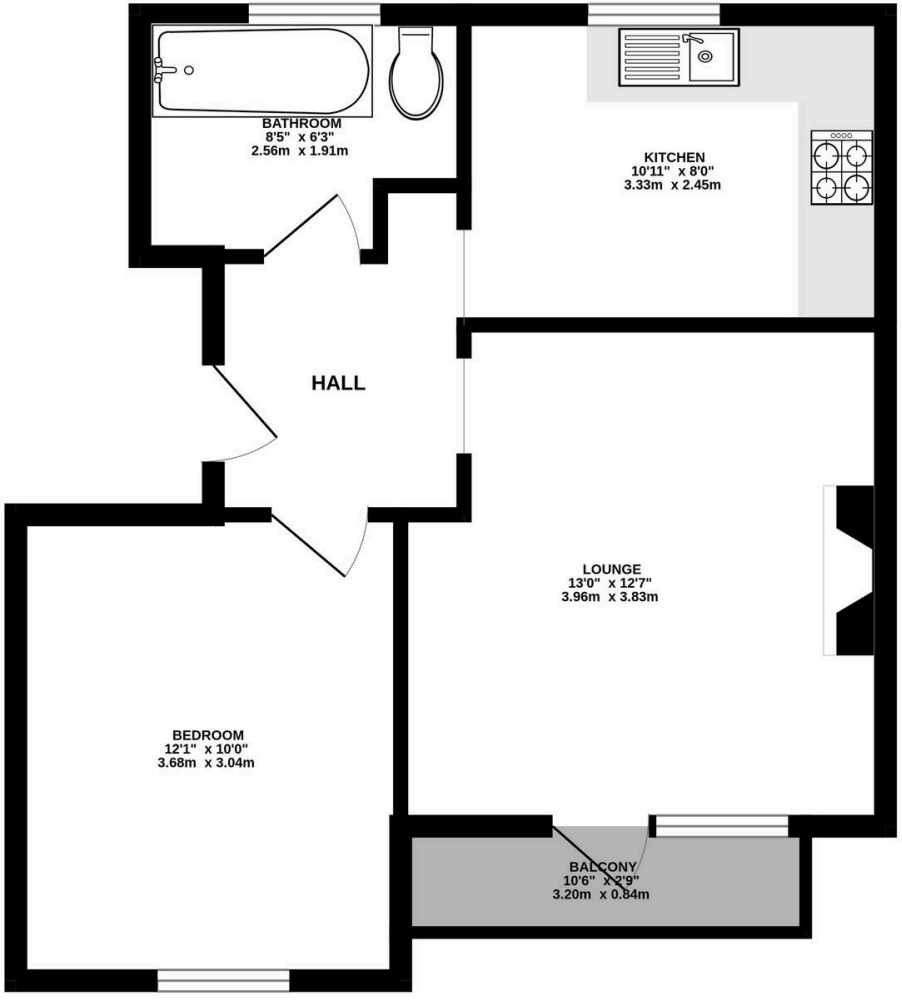








GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 454 sq.ft. (42.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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