



Arliss Court, Clarendon Road, Watford, WD17 1JY

welcome to

Arliss Court Clarendon Road, Watford

Modern one-bedroom fourth-floor flat in Arliss Court featuring an open-plan lounge and kitchen, 1.5 bathrooms, fitted wardrobes, lift access, and approximately 115 years remaining on the lease, just 0.4 miles from Watford Junction with direct services to London.





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.focalagent.com

Entrance

Cloakroom

6' 7" x 2' 7" (2.01m x 0.79m)

Lounge/Kitchen

16' 5" x 12' 9" (5.00m x 3.89m)

Bedroom

11' 5" x 11' 2" (3.48m x 3.40m)

Bathroom

9' 6" x 6' 4" (2.90m x 1.93m)

Total Floor Area (from the EPC)

44 Square Metres

Agents Note

There is an existing Right of Way at the property, heating to the property is served by centrally supplied heating & electricity to the property is served by means of a private supply. Please contact the branch for more details.

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- 1-Bedroom Upper Floor Flat in a Prime Town Centre Location
- Lift Servicing All Floors
- 115 Years Left on the Lease
- Full Bathroom & Separate WC
- Chain Free

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3289.00

Ground Rent: 250.00

Buildings Insurance Premium: 285.92

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.

Offers over

£205,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104871](https://www.brownandmerry.co.uk/Property/WAF104871)



Property Ref:
WAF104871 - 0005

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