



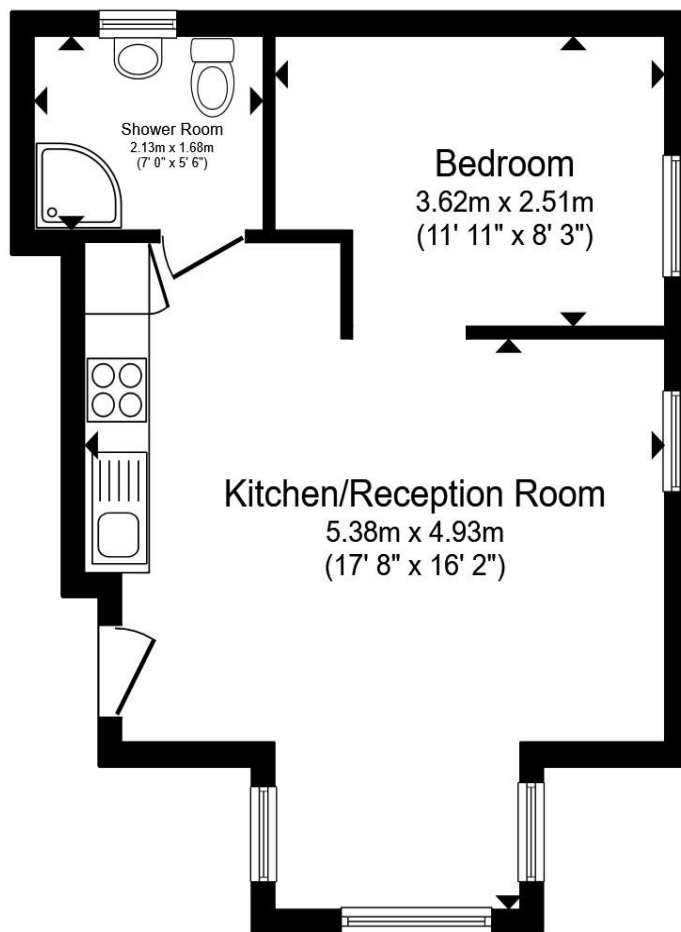
Upton Lodge, Upton Road, Watford, WD18 0JS

welcome to

Upton Lodge Upton Road, Watford

A stylish one-bedroom ground floor apartment featuring modern open-plan living and a sleek fitted kitchen, perfectly positioned just moments from the town centre and within easy reach of both Watford Metropolitan Station and Watford Junction.





Entrance

Kitchen/Reception Room

17' 8" x 16' 2" (5.38m x 4.93m)

Bedroom

11' 11" x 8' 3" (3.63m x 2.51m)

Shower Room

7' x 5' 6" (2.13m x 1.68m)

Total floor area 36.4 m² (392 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



Agents Note

The sale of this property is subject to a grant of representation. Please seek an update from the branch with regards to the potential timeframes involved.

welcome to

Upton Lodge Upton Road, Watford

- One-Bedroom Flat
- Ground Floor
- Stylish Open Plan Living Space
- Modern Fitted Kitchen
- Just A Stone's Throw from the Town Centre (0.2 Miles)

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 547.50

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAF105018 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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