

Verulam Court St. Albans Road,Watford WD24 5BJ

brown & merry

welcome to

Verulam Court St. Albans Road, Watford

Modern two-bedroom top floor flat with en-suite, integrated kitchen, and allocated parking, ideally located near Watford Junction and local shops.





Situated on the second floor, this well-kept two-bedroom flat offers bright and comfortable living in a highly convenient location.

The property features a good-sized open-plan kitchen/reception room, with a modern fitted kitchen complete with integrated units, and two bedrooms - including a master with en-suite shower room. There are also a separate family bathroom and allocated parking included.

Positioned just 0.6 miles from Watford Junction and 1 mile from the town centre, it's ideal for commuters. You'll also find a great mix of shops right on your doorstep, plus easy access to the M1, M25 and A41 for added convenience.

Entrance Hall
13' x 6' 5" (3.96m x 1.96m)

Lounge/Kitchen
29' 7" x 11' 4" (9.02m x 3.45m)

Bedroom 1
19' 4" to max x 8' 8" (5.89m to max x 2.64m)

En Suite
5' 7" x 5' (1.70m x 1.52m)

Bedroom 2
14' 7" x 6' 6" (4.45m x 1.98m)

Bathroom
11' x 6' 1" (3.35m x 1.85m)

Agents Note







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Verulam Court St. Albans Road, Watford

- Two-bedroom top floor flat
- Allocated parking
- En-suite to master bedroom
- Modern fitted kitchen
- Very good decorative order throughout

Tenure: Leasehold EPC Rating: B
Council Tax Band: D Service Charge: 1400.00
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£290,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
WAF105315 - 0008

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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