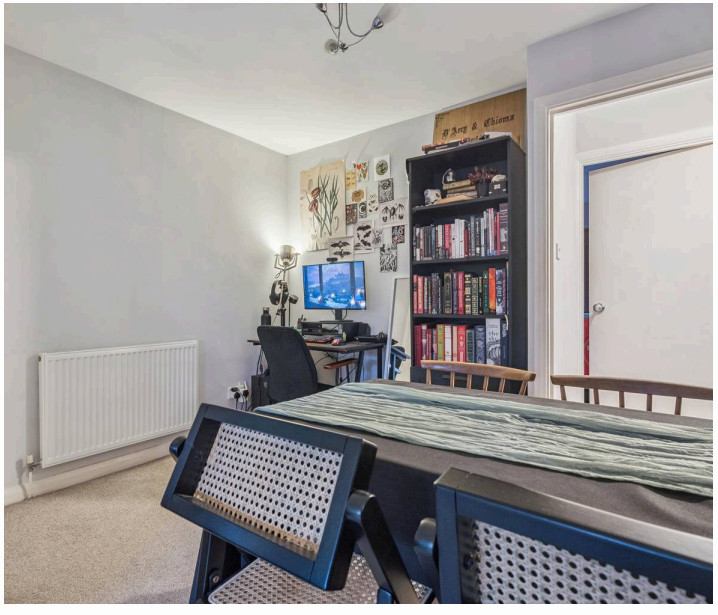
12 The Pastures, Watford - WD19 4RS

£280,000

Churchills Oxhey

A modern and spacious one bedroom first floor maisonette, offering the privacy of its own front door and a bright, open living/dining room. The property features a fitted kitchen, a comfortable bedroom, and a contemporary bathroom, complete with gas central heating and double glazing. A spacious loft space provides excellent additional storage. Residents can enjoy well maintained communal gardens and convenient parking, including an electric vehicle charging point. Situated in a peaceful cul de sac, this home combines practicality with comfort, with a commute to London Euston within 30 minutes. Offered for sale with no upper chain, it is perfect for first-time buyers or anyone looking for a low-maintenance, ready to move in property.



- Spacious One Bedroom First Floor Maisonette
- Spacious Lounge
- Fitted Kitchen
- Residents Parking
- Communal Gardens
- Cul De Sac Location
- Long Lease
- No Upper Chain
- Private EV Charger
- Commute To London Euston Within 30 Minutes

Lease Details:
The lease started from 25/12/1986 and has 175 years remaining.

Service Charge: £1404 pa and includes Building Insurance Council

Ground Rent: NIL

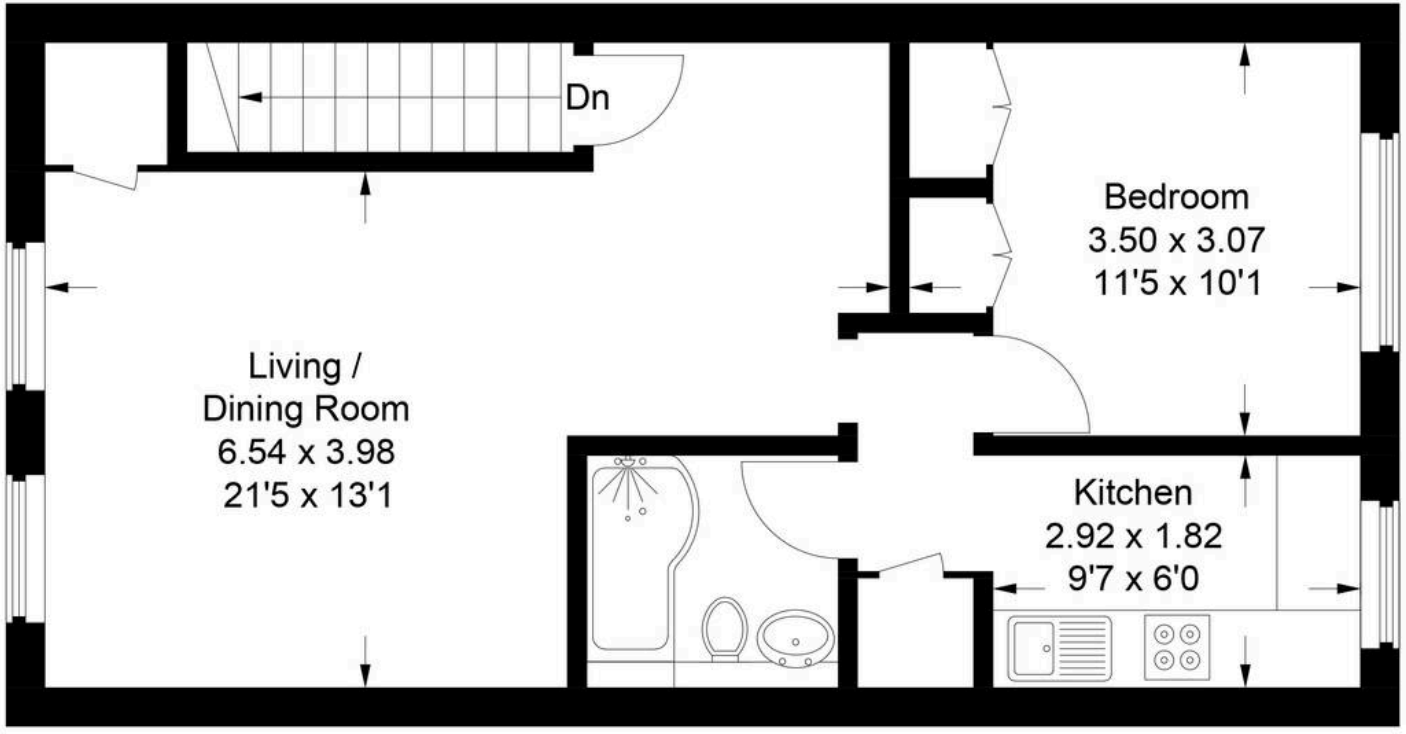
Tax band: C

Tenure: Leasehold

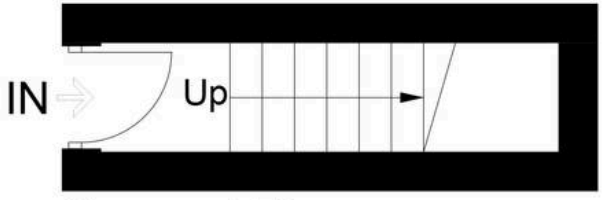
EPC Energy Efficiency Rating: C

The Pastures Oxhey

Approximate Gross Internal Area
Ground Floor = 5.2 sq m / 57 sq ft
First Floor = 51.0 sq m / 549 sq ft
Total = 56.2 sq m / 606 sq ft



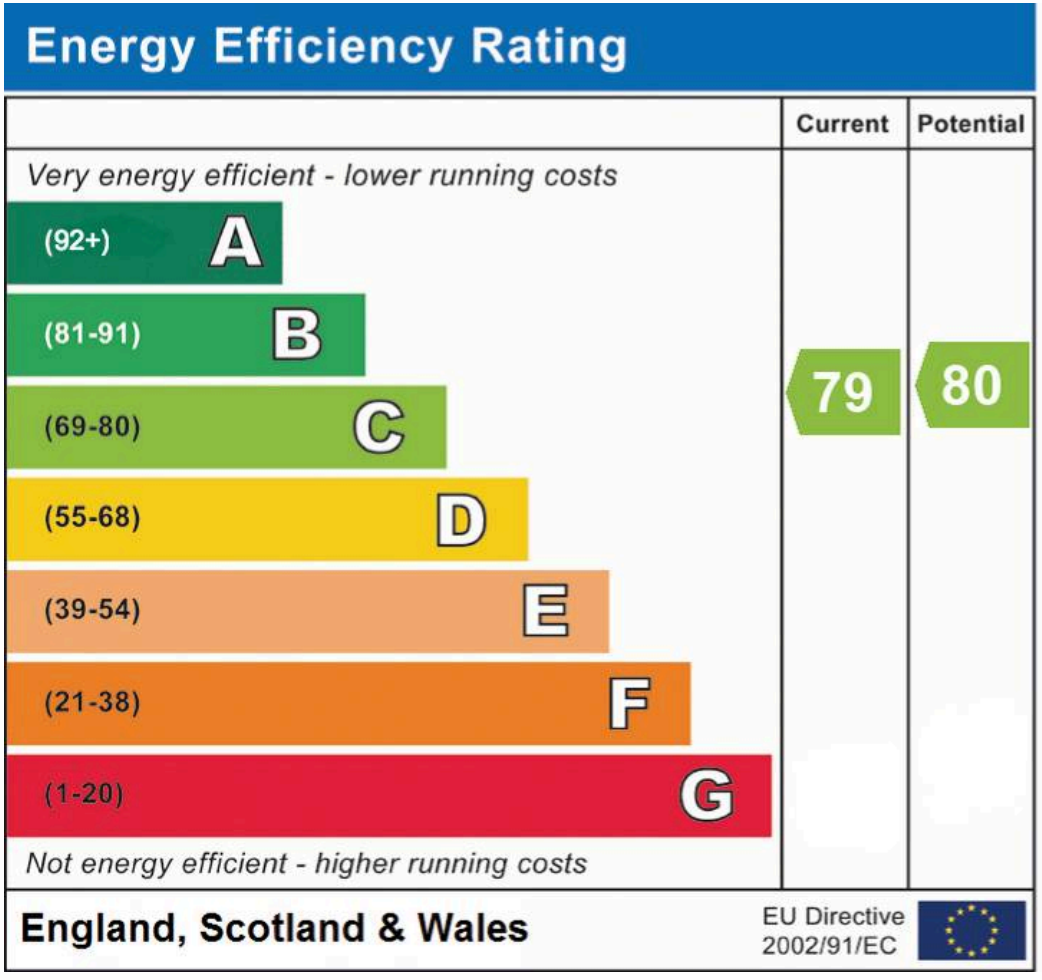
First Floor

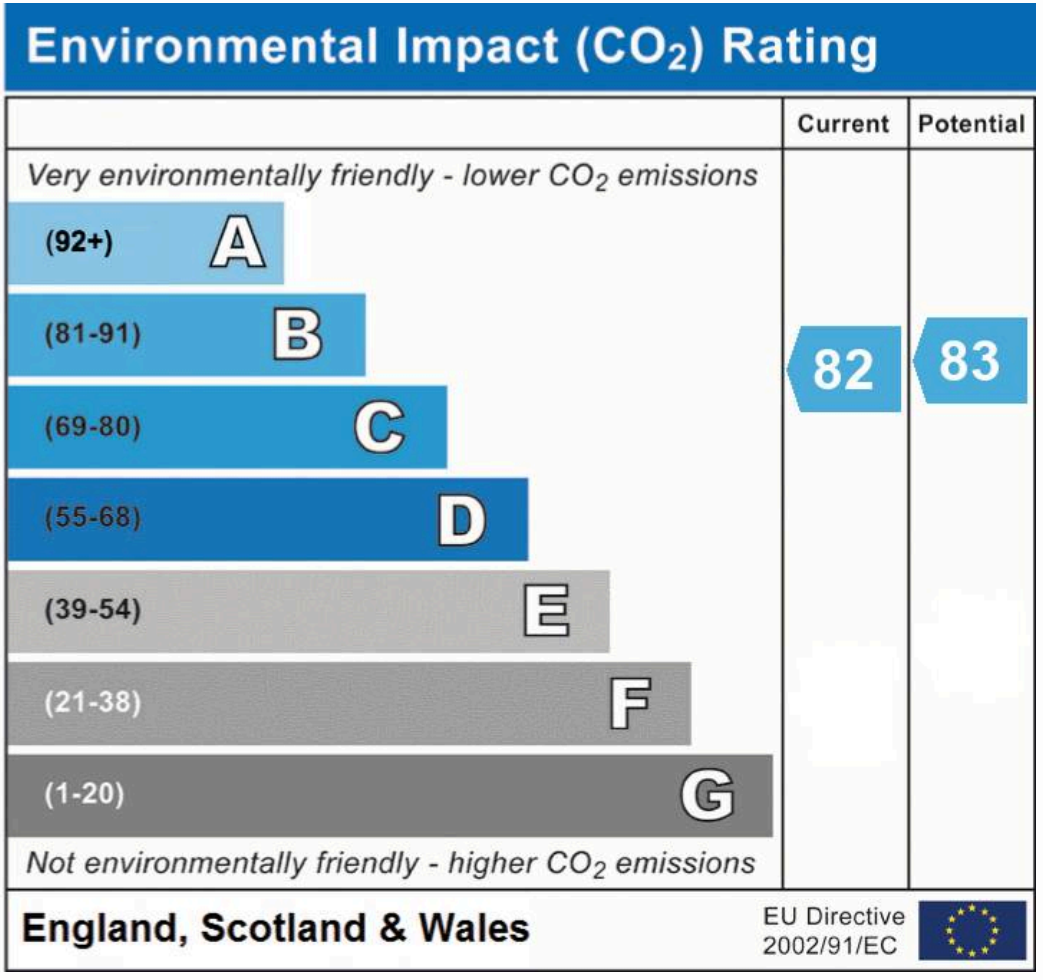


Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Churchills





Churchills - Oxhey

Churchills Estate Agents, 99 Villiers Road - WD19 4AL

01923 242255

churchillsbushey.co.uk

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 charges and ground rent (where applicable) have been provided by the client and should be checked and confimed by your solicitor prior to exchange of contracts.