





Yeatman Court Cherry Tree Road,Watford WD24 6AF

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welcome to

Yeatman Court Cherry Tree Road, Watford

A stylish one-bedroom upper floor apartment offered on a 25% SHARED OWNERSHIP BASIS, featuring open-plan living, a modern finish, allocated parking, a long lease with NHBC warranty, refined pet-friendly living (subject to approval), and excellent access to Watford North Station and major road links.



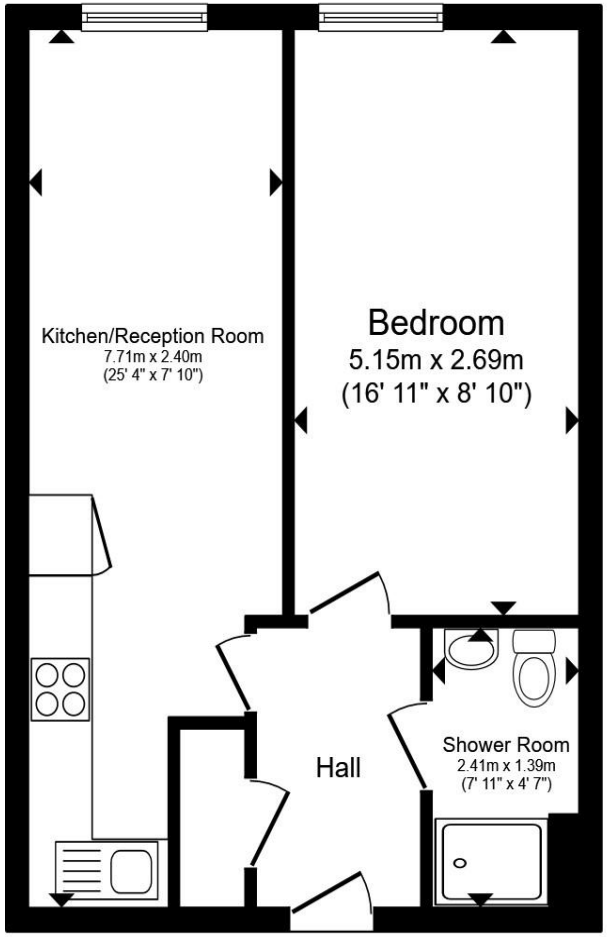












Total floor area 40.0 m² (431 sq.ft.) approx

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

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Shared Ownership

Kitchen/Reception Room
25' 4" x 7' 10" (7.72m x 2.39m)

Bedroom
16' 11" x 8' 10" (5.16m x 2.69m)

Shower Room
7' 11" x 4' 7" (2.41m x 1.40m)

Agents Note

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Yeatman Court Cherry Tree Road, Watford

- Spacious One-Bedroom Upper Floor Flat with Lift Access
- ***25% SHARED OWNERSHIP***
- Approximately 988 Years Remaining on Lease
- Modern, Fully Fitted Kitchen with Contemporary Finishes
- Pet-friendly Living (subject to approval) & A Caretaker For Yeatman Court

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 1026.48
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 16 Nov 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£62,250









Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/WAF105148

The Property Ombudsman

Property Ref:
WAF105148 - 0013

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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