

Orchid Court West Street,Watford WD17 1BW

brown & merry

welcome to

Orchid Court West Street,Watford

A stylish two-bedroom apartment, with gated allocated parking and balcony. Within walking distance to Watford Junction Station and Town Centre.











-Accommodation Overview-
Entrance Hall
Open Plan Kitchen/Living Room
Balcony
Bedroom One
Bedroom Two
Bathroom
-Exterior-
Parking



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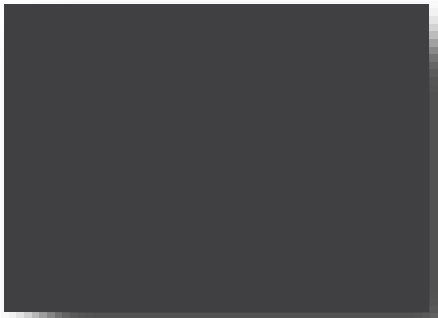
- Two bedroom modern apartment
- Private balcony
- Modern fitted kitchen
- Two double bedrooms
- Underground secure parking

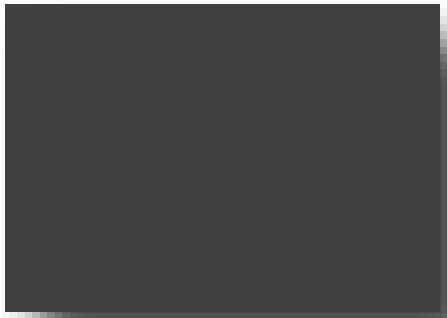
Tenure: Leasehold EPC Rating: B
Council Tax Band: D Service Charge: 1800.00
Ground Rent: Ask Agent

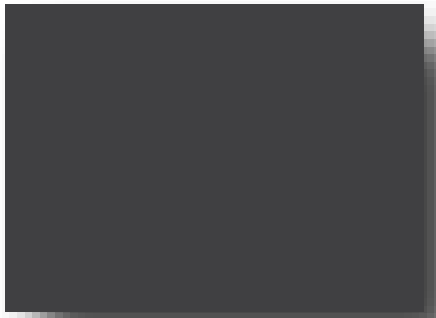
This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£400,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
WAF104836 - 0006

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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