



Arliss Court, Clarendon Road, Watford, WD17 1JY

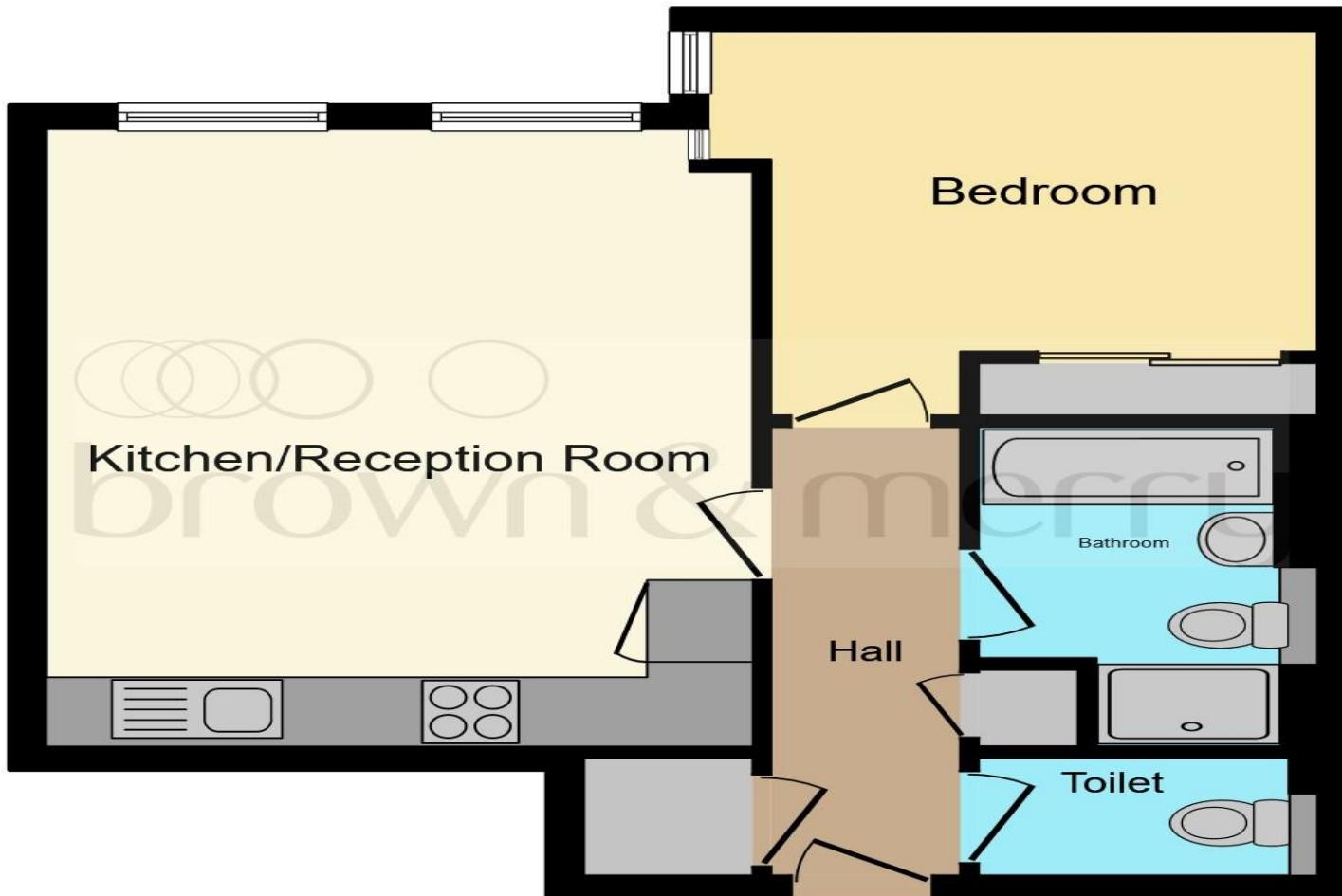


welcome to

Arliss Court Clarendon Road, Watford

Modern one-bedroom fourth-floor flat in Arliss Court featuring an open-plan lounge and kitchen, 1.5 bathrooms, fitted wardrobes, lift access, and approximately 115 years remaining on the lease, just 0.4 miles from Watford Junction with direct services to London.





Entrance

Cloakroom

6' 7" x 2' 7" (2.01m x 0.79m)

Lounge/Kitchen

16' 5" x 12' 9" (5.00m x 3.89m)

Bedroom

11' 5" x 11' 2" (3.48m x 3.40m)

Bathroom

9' 6" x 6' 4" (2.90m x 1.93m)

Total Floor Area (from the EPC)

44 Square Metres

Agents Note

There is an existing Right of Way at the property, heating to the property is served by centrally supplied heating & electricity to the property is served by means of a private supply. Please contact the branch for more details.

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.focalagent.com

welcome to

Arliss Court Clarendon Road, Watford

- 1-Bedroom Upper Floor Flat in a Prime Town Centre
- Location
- Lift Servicing All Floors
- 115 Years Left on the Lease
- Full Bathroom & Separate WC
- Chain Free

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3289.00

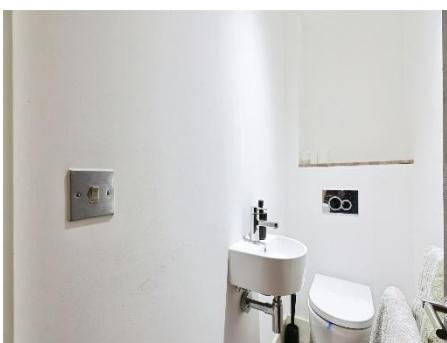
Ground Rent: 250.00

Buildings Insurance Premium: 285.92

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Offers over

£200,000



view this property online brownandmerry.co.uk/Property/WAF104871

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.



Property Ref:
WAF104871 - 0006



01923 248861



watford@brownandmerry.co.uk



104 The Parade, WATFORD, Hertfordshire,
WD17 1AW



brownandmerry.co.uk

