LEASEHOLD







Apartment (EPC Rating: C)

HOLYWELL ROAD, WATFORD, HERTFORDSHIRE, WD18 0HT

£187,000

WARREN ANTHONY

1 Bedroom Apartment located in Hertfordshire

COMPETITIVE REDUCTION AND CHAIN FREE We recommend an early inspection of our well presented one bedroom ground floor flat. Set in a mews style development only a short walk into Watford Town Centre, Watford High Street Station, Watford General Hospital and the Grammar Schools. The flat is offered for sale completely chain free and comes with its very own parking space. In our opinion this would make an ideal purchase due to its location for all amenities.

A spaciously modern one bedroom ground floor apartment set in a exclusive development close to Watford General Hospital and the Town Centre with one allocated parking space. No Onward Chain.

From the front entrance door leading to the hallway with doors to each room.

The spacious reception room offers ample space for a lounge suite, radiator, plenty of powerpoints and pendant lighting. The spacious open plan modern fitted kitchen has integrated fridge freezer, cooker, electric hob and washing machine with a generous range of beech effect wall and base units, roll top work surfaces, stainless steel sink and drainer unit, inset electric hob with integrated oven below, laminate wood flooring, and a large window providing lots of natural light and ventilation.

The double bedroom is of dual aspect, nice high ceilings, radiator, pendant lighting and powerpoints and easily accommodates a double bed, leaving plenty of room for a wardrobe and drawer units.

The bathroom comprises of a practical white suite to include a panel enclosed bath with wall mounted shower attachment, glass screen partition, pedestal wash basin with mixer tap, low flush WC, fully tiled walls and to floor, extractor fan and radiator.

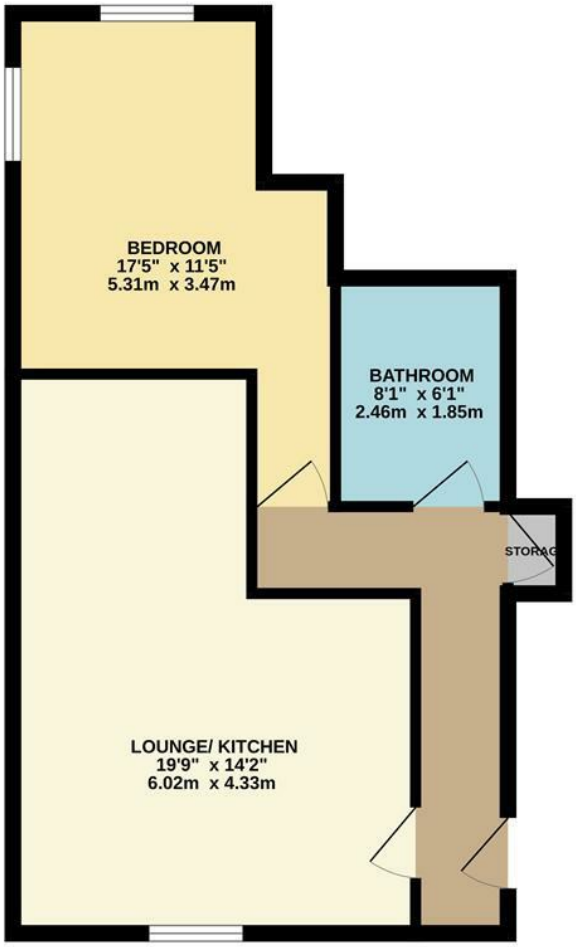
The Ground Rent is £125 per annum
Service Charge: £995.33
Lease Term Remaining: 106 years remaining

The vendor has provided us with this information and we have seen no documented evidence to support this.





GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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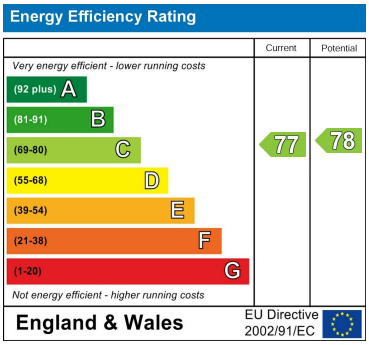
Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the