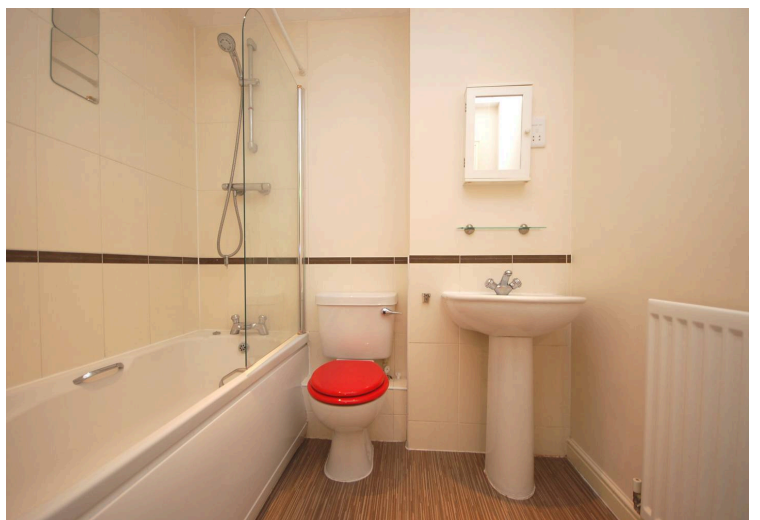




Harwoods Road, Watford, WD18

£269,500 Leasehold

CHAIN FREE SECOND FLOOR APARTMENT • ENTRY PHONE SYSTEM • OPEN PLAN LIVING ROOM/KITCHEN •
BATHROOM • COVERED CYCLE STORE • SECURE ALLOCATED PARKING



A chain free, light and generously-sized TWO BEDROOM SECOND FLOOR FLAT, close to Watford Town Centre.

There is a bright and spacious living room with full height window and double opening doors to a Juliet balcony. There is a modern fitted kitchen with an attractive plinth and under unit lighting and breakfast bar. Appliances include a hob, electric oven, integrated washer/dryer, free standing fridge/freezer.

The master bedroom is a double bedroom with built-in double wardrobes. Bedroom two is a single room with a chest of drawers. There is a modern bathroom suite including bath and shower.

The communal grounds are enclosed, mainly laid to lawn with natural hedgerow boundaries and there is one secure allocated parking bay available.

This property is situated approximately a mile from Watford Town Centre and approximately half a mile from Watford Metropolitan Line. Bus routes pass nearby, whilst the area is serviced by local schools and shopping parades. The property is also approximately half a mile from Cassiobury Park which has a variety of sports activities, attractions for children & a nature reserve.

Nearest Station: 0.6 miles - Watford Station

Council Tax band: C Approx. £2174.85 2026-2027 (Watford Council)

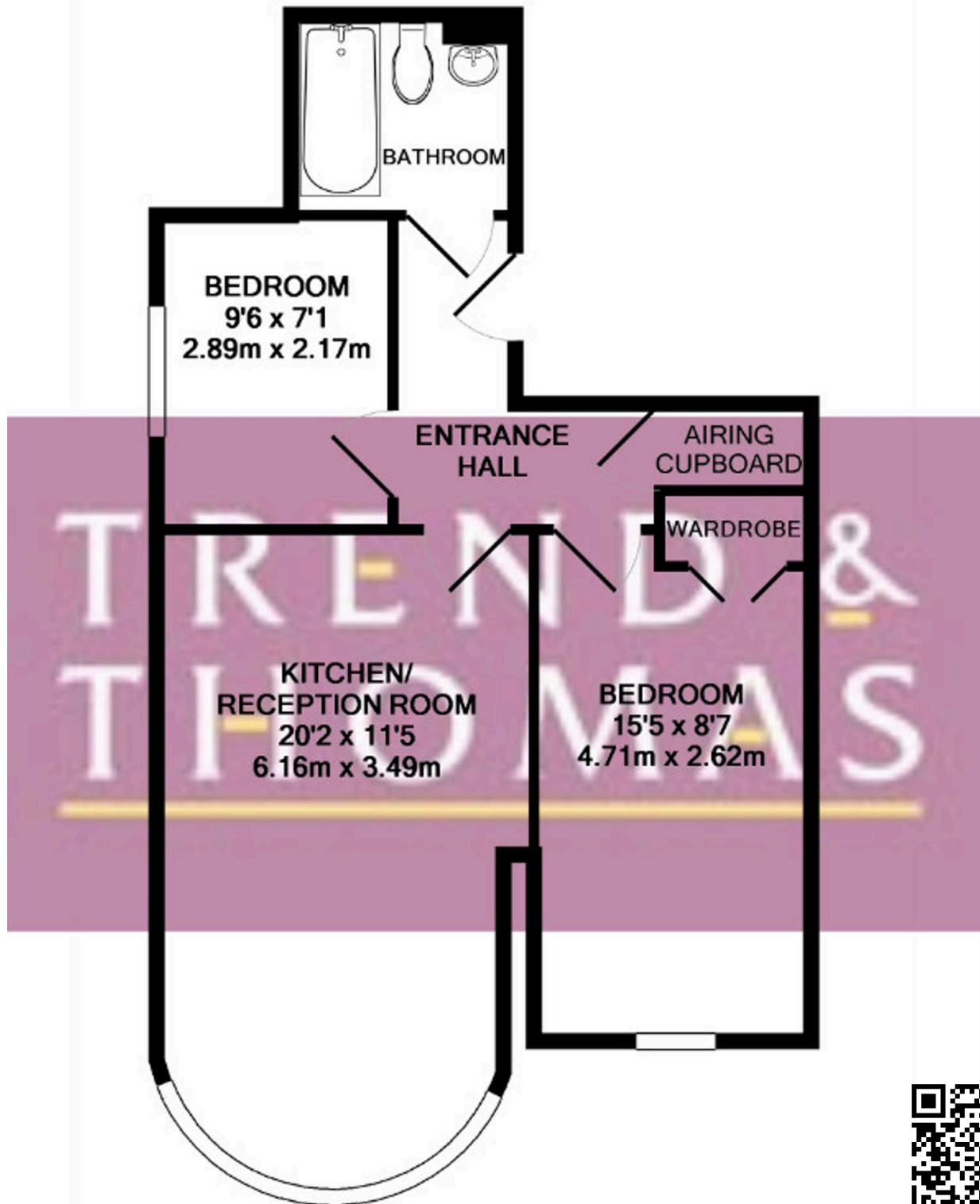
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Remaining Lease Length: Approx. 106 years remaining

Annual Service Charge: Approx. TBC per annum

Annual Ground Rent: Approx. £200.00 per annum



SALISBURY HOUSE, HARWOODS ROAD, WATFORD, WD18 7BG
TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.0 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.