Studio (EPC Rating: C)

RAVENSCROFT, GARSTON, WATFORD, WD25 9AE

£159,950

WARREN ANTHONY

Studio located in Watford

Charming Studio Apartment in Sought-After Location with Residents Parking – Chain Free with option to extend lease to 125-Years.

We are delighted to present this well-proportioned studio apartment, a fantastic opportunity for first-time buyers or investors!

Offered chain free and with the option to extend the lease to 125 years, this bright and airy studio offers comfortable and convenient living. The accommodation comprises an open-plan living/sleeping area, a fitted kitchen, and a modern bathroom, all finished to a good standard throughout.

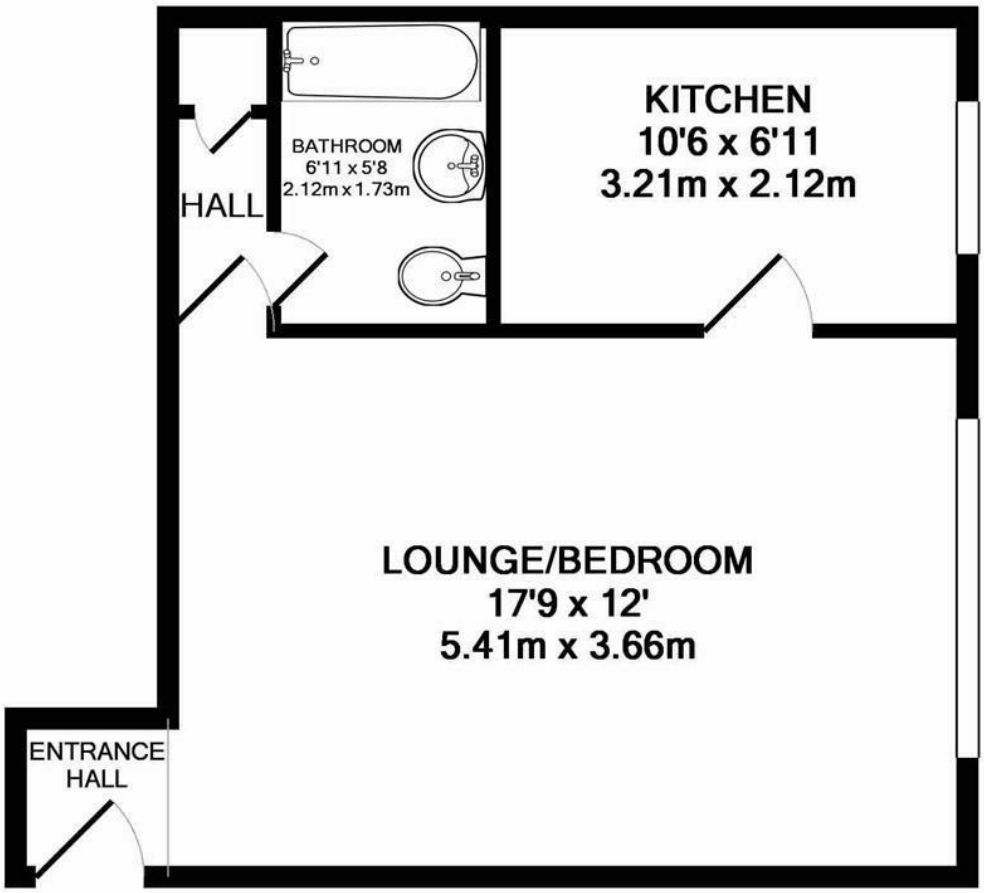
Additional benefits include residents parking, secure entry, and easy access to local amenities, excellent transport links, and major road network.

This is an ideal opportunity to step onto the property ladder or add to an investment portfolio. Early viewing is highly recommended to fully appreciate everything this charming studio has to offer!

Option to extend the Lease to 125 years are as follows:
A premium of £7,260.00 (Seven Thousand Two Hundred and Sixty Pounds)
Plus legal costs of £1,720.00 (+ VAT if applicable)
Plus valuation and processing fees of £720.00

Service charge: £1186.30 with First Port inclusive of insurance and water
Ground rent: £45 per half year with E&M Ltd
Council Tax: Watford Council band B
EPC: C (valid until 6th June 2029)

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



RAVENSCROFT

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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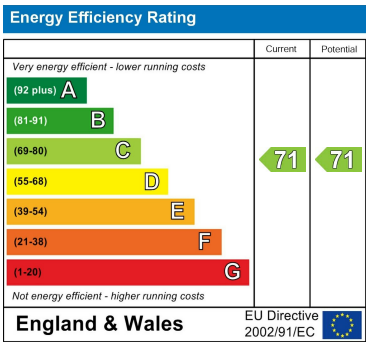
Council Tax Band

B

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