LEASEHOLD







Apartment (EPC Rating: C)

RICKMANSWORTH ROAD, WATFORD, WD18 7ED

£327,500

WARREN ANTHONY

2 Bedroom Apartment located in Watford

A superb purpose-built two-bedroom, two-bathroom apartment presented in excellent condition throughout. Ideally positioned within walking distance of Watford Metropolitan Line Station, Watford Junction Station and the town centre, as well as Watford Grammar School for Boys, and offered for sale with a long lease of approximately 106 years remaining.

Warren Anthony are pleased to present this spacious and beautifully maintained two-bedroom, two-bathroom apartment, within exclusive development comprising just eleven flats.

Ideally located on Rickmansworth Road, the property is within easy reach of a wide range of local amenities including Watford Grammar School for Boys, Watford Metropolitan Line Station, Watford Junction and the vibrant town centre.

This property would make an excellent first-time purchase or a strong investment opportunity.

Accessed via a secure communal entrance with intercom entry system, stairs lead to all floors. The apartment itself has been recently redecorated and new carpets fitted throughout. Ideally laid out with its own entrance which opens opens into a generous entrance hallway providing access to the kitchen, reception room, both bedrooms, family bathroom, storage cupboard and airing cupboard housing the recently fitted Gloworm boiler.

The spacious lounge/dining room offers an excellent entertaining space, complete with carpet to floor, radiator and a Juliet balcony.

The recently refitted kitchen is fitted with a range of high gloss wall and base units with roll-top work surfaces and part-tiled splashbacks. Features include a 1.5 bowl sink with tap, top of the range Harveys water softener, integrated oven with inset gas hob and extractor hood above, plus space for an upright fridge freezer.

The newly installed family bathroom is in excellent condition and comprises a modern suite including WC, wash hand basin with vanity unit below and Large shower cubicle complemented by large wall and floor tiles, radiator and extractor fan.

The principal bedroom is a well-proportioned double room with carpet, radiator and ample space for freestanding furniture, The room benefits from a en-suite shower room with bi-fold shower doors, tiled walls and flooring, radiator and extractor fan.

The second bedroom is also a good-sized double, with newly fitted laminate wardrobes, carpet flooring, pendant lighting and with space for double bed.

Further benefits include gas central heating, double glazing, one allocated parking space and access to three visitor parking spaces within the development.

Lease Remaining: Approximately 106 years

Ground Rent: £175 per annum

Service Charge: £1922

These details have been provided by the vendor and should be verified by your solicitor during the conveyancing process.



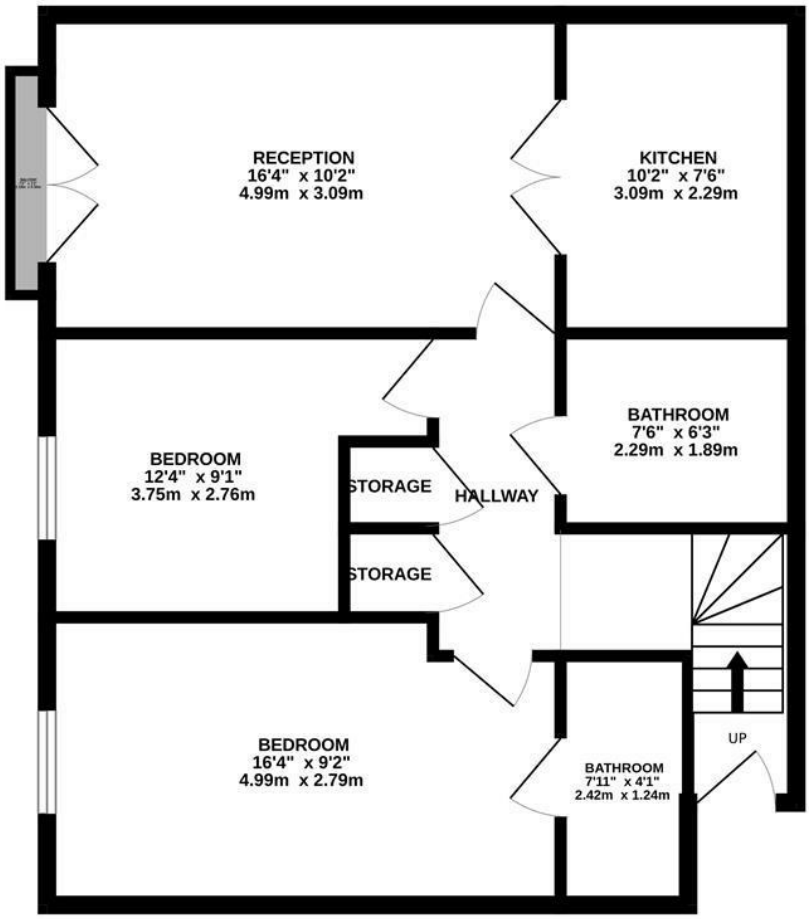








SECOND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



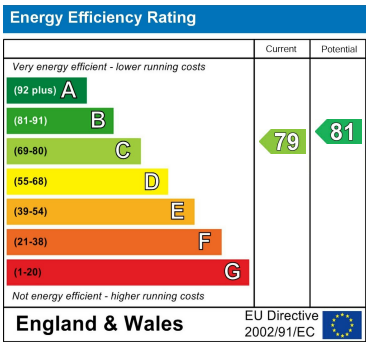
TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

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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