

FREEHOLD



Apartment (EPC Rating: C)

OSBORNE ROAD, WATFORD,
HERTFORDSHIRE, WD24 7BA

£225,000

1 Bedroom Apartment located in Hertfordshire

In our opinion this one bedroom first floor apartment is offered for sale in good condition throughout. Being ideally located for the commuter as it is close to Watford Junction Station and a few minutes drive to the town centre. Situated on the first floor and comprises of a lounge, fitted kitchen, bathroom, bedroom with access to a garden. Share of Freehold.

Description

A one bedroom apartment which has been subject to recent redecoration throughout. Comprising of reception, bedroom, bathroom, kitchen and access to a small garden.

Located a few minutes walk away from St Albans Road, with abundance of independent local shops and a short walk to Watford Junction.

From the front entrance door into the hallway with stairs leading to the first floor flat. The private hallway has access to the kitchen, the bathroom, reception room and bedroom.

The attractive lounge in excellent condition with double windows to the front aspect, newly laid good quality laminate flooring, feature fireplace, characterful picture rail and coving, and is tastefully decorated in neutral tones.

The newly fitted kitchen comprises of a range of wall and base units, stainless steel sink and drainer unit with mixer tap, integrated oven with inset gas hob and stainless steel extractor hood above, new tiled walls finished in metro tiles, ample roll edge work surfaces and a window to the rear aspect overlooking the gardens. With space and fittings to include an upright fridge freezer, washing machine and dishwasher.

The bathroom has recently been updated comprising of freestanding bath, WC and pedestal wash basin with mixer tap, oversized sandstone tiles to walls and floor with obscure window to side aspect.

The bedroom is a good sized double, freshly redecorated with high ceilings, newly laid floor and window to rear aspect.

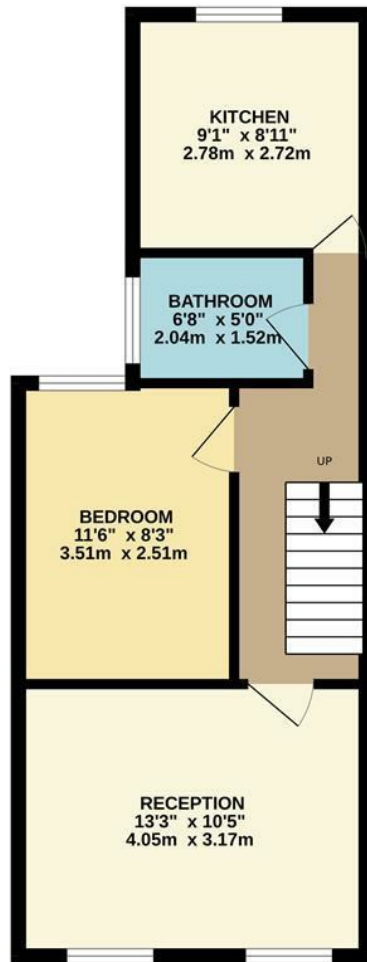
SHARE OF FREEHOLD

1. Watford Council Tax Band B
2. EPC rating C

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



GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



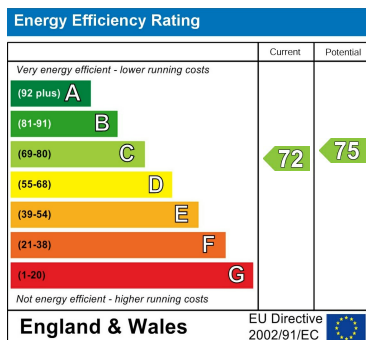
TOTAL FLOOR AREA : 417 sq.ft. (38.7 sq.m.) approx.

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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