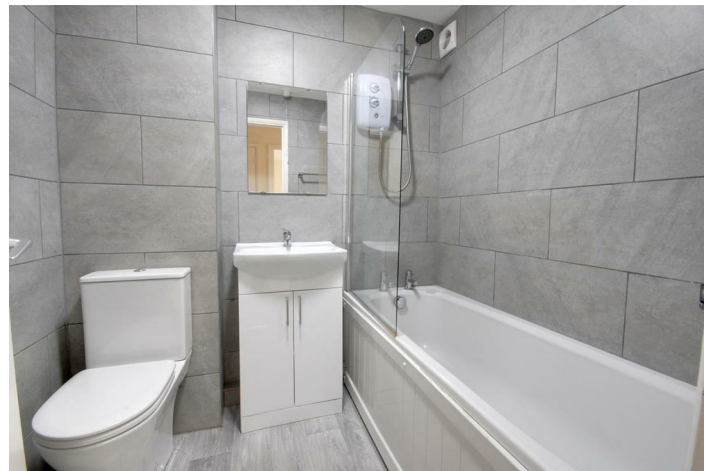


LEASEHOLD



Apartment (EPC Rating: C)

THANET HOUSE, EXPLORER DRIVE,
WATFORD, WD18 6GL

£249,950

2 Bedroom Apartment located in Watford

We are delighted to offer to the market a well presented first floor flat located on the Swallows development close to Watford General Hospital. The property has hall, lounge diner, kitchen, bathroom and two good size bedrooms with parking.

Warren Anthony are delighted to offer for sale a well presented two bedroom first floor flat, close to a variety of amenities including Watford General Hospital, local schools and a short walk into the town centre.

This property would make an ideal investment opportunity or a first time buyers purchase on the property ladder.

The entrance door gives access to the hallway with doors leading to a spacious lounge/diner, bathroom, bedroom one and bedroom two.

The spacious lounge/diner provides a versatile living space and is finished in neutral colours to cater for a whole range of tastes. The kitchen is accessed from the lounge through a doorway.

The kitchen comprises of a range of high gloss white wall and base units providing useful storage, stainless steel sink and drainer unit, integrated oven and hob with extractor hood above, space for fridge freezer and plumbing and space for washing machine. Window to aspect.

The bathroom comprises of a white suite with WC, pedestal wash basin, panel enclosed bath with wall mounted shower, oversized modish grey fully tiled walls , heated towel rail and extractor fan.

The master bedroom is accessed from the hallway and a double glazed window looks out to the aspect. Bedroom two is another good size with carpet to floor, window looks out over the rear aspect.

Permit parking space with visitor's pass.

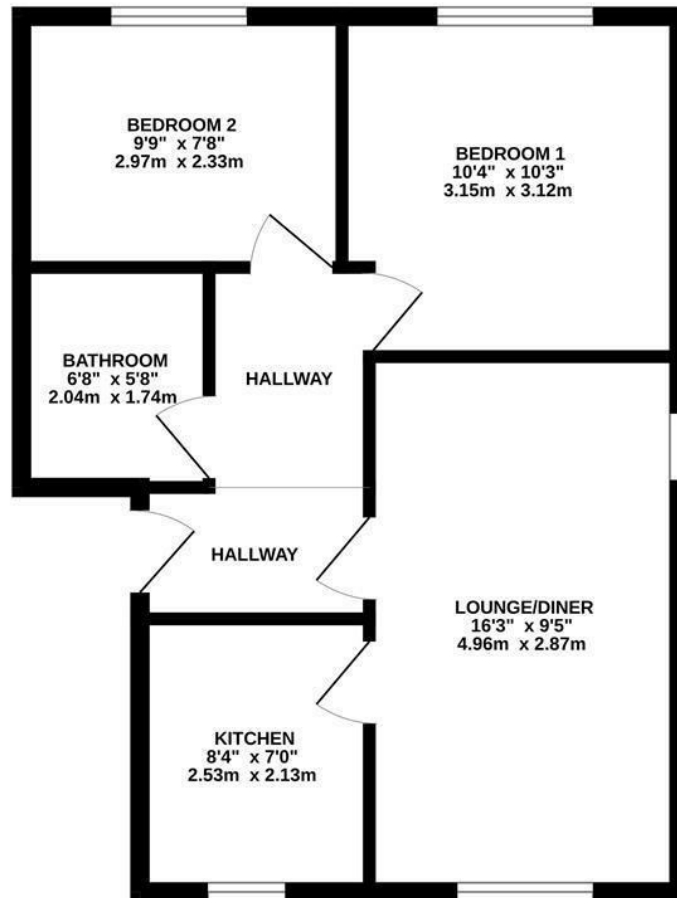
Lease Details

Lease : 159 years remaining
Service Charge: £1,700 per annum
No Ground Rent:



WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

FIRST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 488 sq.ft. (45.3 sq.m.) approx.

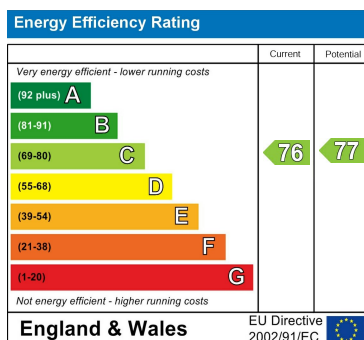
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Call us on

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www.warrenanthony.co.uk

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