

LEASEHOLD



Apartment (EPC Rating:)

**CARACTACUS COTTAGE VIEW,
WATFORD, HERTFORDSHIRE, WD18**

£219,950

1 Bedroom Apartment located in Hertfordshire

A well presented ground floor apartment in a peaceful no through road in West Watford location. With a private balcony, generous room sizes and new appliances, this home is ideal for first-time buyers, downsizers or investors.

Accommodation

Entrance & Garden

A small, attractive front garden sets a welcoming tone and leads to the main entrance of the apartment.

Hallway

The entrance hallway provides access to all rooms and includes a good-sized storage cupboard, adding to the practicality of the layout.

Bedroom – 10'5" x 9'0"

A well-proportioned double bedroom with a peaceful rear aspect. The room benefits from a fitted wardrobe, offering excellent built-in storage.

Bathroom – 6'8" x 6'7"

A neatly presented bathroom with a rear aspect window, providing natural ventilation and light.

Lounge – 12'9" x 11'9"

A standout feature of the property, the spacious lounge enjoys a bright front aspect and offers plenty of room for both living and dining furniture.

Open-Plan Kitchen – 12'9" x 6'8"

Flowing directly from the lounge, the modern kitchen features a front aspect and newly installed appliances, including a brand-new

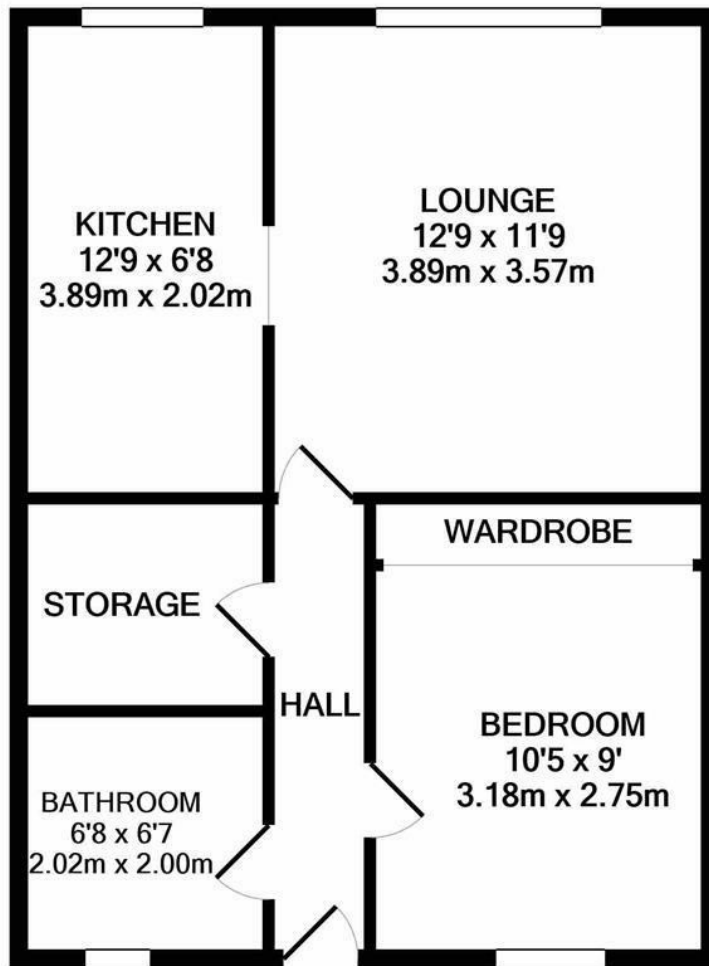
oven and fridge/freezer.

Additional Features

- * Gas central heating
- * Double glazing
- * Plenty of built-in storage
- * Quiet residential setting
- * Walking distance to Watford General Hospital
- * Excellent access to Watford Met Station and local transport links
- * Chain free sale



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



TOTAL APPROX. FLOOR AREA 458 SQ.FT. (42.5 SQ.M.)

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

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Energy Performance Graph

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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