

SHARE OF FREEHOLD



Apartment (EPC Rating:)

**WATFORD FIELD ROAD, WATFORD
FIELDS, WD18 OBH**
Guide Price

£180,000

1 Bedroom Apartment located in

Our first floor flat is full of character and ideally situated in the highly sought after Watford Fields district, a unique area known for retaining its strong community ethos • Walking Distance To Watford Lower High St Station and the Town Centre • One Bedroom • Two Receptions • First Floor •

Full Description

Warren Anthony are pleased to offer to the market a one bedroom two reception first floor apartment in the highly favoured Watford Fields area.

IMPORTANT NOTICE.: THE VENDOR INFORMS US THAT THE PROPERTY HAS BEEN SUBJECT TO SOME HISTORICAL STRUCTURAL MOVEMENT IN THE LOUNGE AREA WHICH HAS NOT BEEN RECTIFIED. A FULL INSPECTION OF THE PROPERTY IS STRONGLY RECOMMENDED. OFFERS INVITED.

Entrance door to:

ENTRANCE HALLWAY.

With stairs to the first floor.

FIRST FLOOR

FIRST FLOOR HALLWAY

With doors leading to the bedroom, the main reception room, the kitchen and the bathroom.

RECEPTION ONE 3.79m x 3.65m (12'5" x 12'0")

Radiator, UPVC double glazed window, UPVC windows overlooking front aspect, carpet to floor, power points, Pendant lighting to ceiling.

BATHROOM 2.46m x 1.22m (8'1" x 4'0")

Bath, handheld shower attachment, vanity

wash handbasin and low flush WC.

KITCHEN/BREAKFAST 3.68m x 1.87m (12'1" x 6'2")

Shaker style fitted units, inset stainless steel sink unit, room for freestanding cooker, extractor hood above. Space for large fridge freezer, breakfast bar. UPVC window overlooking the rear aspect.

RECEPTION TWO 2.46m x 2.45m (8'1" x 8'1")

A useful additional space currently being used as a small study area. UPVC double glazed window, carpet to floor, Pendant lighting to ceiling, door to kitchen.

50% of the Sharehold

Council Tax: Watford Council Band B
£1,739.34

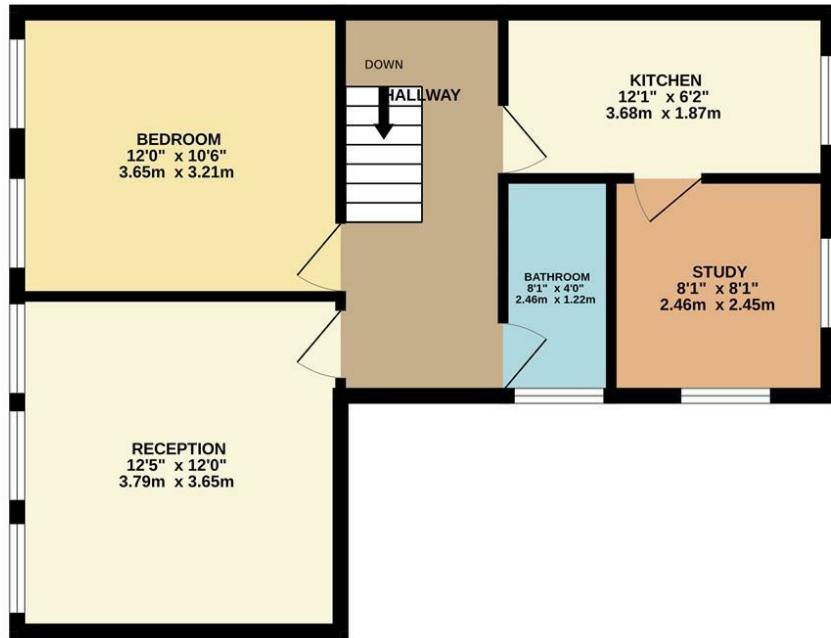
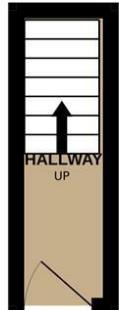
EPC Rating: to follow



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

GROUND FLOOR
38 sq.ft. (3.6 sq.m.) approx.

1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



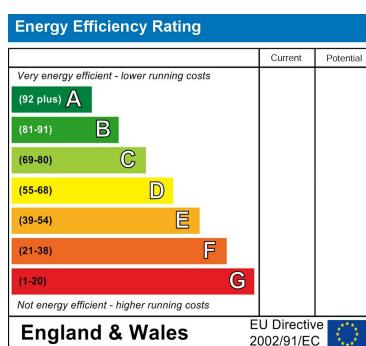
TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

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

Energy Performance Graph



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