

LEASEHOLD



Studio (EPC Rating: D)

**CHISWELL COURT, WATFORD, WD24  
7PL**  
Guide Price  
**£175,000**

# 1 Bedroom Studio located in Watford

**CHAIN FREE.** Situated in a popular private development in North Watford, just a short stroll to Watford Junction, Warren Anthony are delighted to offer for sale a Super Studio apartment. This property will make an excellent first time or investment purchase. Our property comes with the additional benefit of permitted parking.

## Full Description

A fabulous super studio apartment located a 10 minute walk to Watford Junction Station.

The perfect first time buy or investment and ideally offered for sale **CHAIN FREE**.

Entered from the secure entrance to communal hallway with stairs to all floors. Our apartment is on the second floor.

The front door leads to a small entrance hallway with doors leading the bathroom and to the reception room. Also access to utility cupboard.

We consider the open plan reception room to be of good size with plenty of room for a suite, dining table and storage. Lots of natural light is provided from the double glazed front aspect window. Carpet to floor, wall mounted electric heater, pendant lighting and plenty of power points.

Access to both the kitchen and sleeping area.

The kitchen has a good range of fitted units at base and eye level with space for electric cooker, space for full size fridge-freezer and a washing machine. The kitchen has been well designed to offer plenty of worktop space. The double glazed window again overlooks the front aspect.

The sleeping area of our studio apartment is a very generously sized room. It offers plenty of walkway as well as enough space for a double bed and bedroom furniture. AND it comes with an integral double width built-in cupboard with mirrored sliding doors. With double glazed window to the side aspect. There is a wall mounted electric heater, carpet to floor, pendant lighting and powerpoints.

The bathroom has a panel enclosed bath, glass screen shower partition, with mixer tap and shower attachment, low level w.c. and wash hand basin. Chrome towel rail.

There is permitted residential parking and communal grounds to the rear, as well as a purpose built brick refuse and storage block.

Lease : 98 years remaining  
Service charge: £1,020 per annum which includes buildings insurance  
Ground rent £160 per annum  
Economy 7 Electricity  
Council Tax: Watford Council band B

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



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

GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



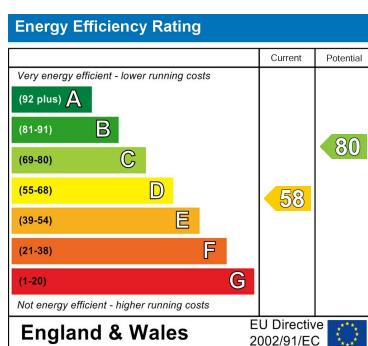
TOTAL FLOOR AREA : 297 sq.ft. (27.6 sq.m.) approx.

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

D

Energy Performance Graph



Call us on

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**<https://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