

LEASEHOLD



Apartment (EPC Rating: C)

ALEXANDRA COURT, KEELE CLOSE,
WATFORD, WD24 4RT

£310,000

2 Bedroom Apartment located in Watford

An absolutely stunning two bedroom first floor apartment located in the ever popular Reeds Development being a short distance from Watford Junction Station, with excellent sized accommodation throughout. With Two Double Bedrooms and Allocated Parking.

Our two bedroom apartment is set within the sought-after Reeds development, an historic building steeped a rich history. originally the London Orphanage built in 1871 and later known as Reed's School and set amidst beautiful mature landscaped gardens.

The apartment itself stunning throughout, full of original character and charm. It features a private entrance, a hallway with built-in storage/cloak From the private entrance into the hallway which has a built in storage/cloak cupboard with doors leading to the reception room, bathroom and both bedrooms.

The capacious reception room is full of character flooded by natural light from the large window and wood flooring. The fitted kitchen comprises of modern wall and base units, rolltop work surfaces, a sink and drainer with mixer tap, with partly tiled splash back areas, an integrated washing machine, with space for fridge freezer plus integrated oven with inset hob and extractor hood above.

The bathroom is composed of a contemporary white suite, a panel-enclosed bath with mixer tap and hand-held shower attachment, glass shower screen, washbasin with vanity storage cupboard, a toilet, fully tiled walls and flooring, a heated chrome towel rail radiator, inset spotlights and an extractor fan.

Both the bedrooms are double in size benefitting from large windows and fitted wardrobes.

Parking: The property comes with an allocated parking space in addition to visitor parking.

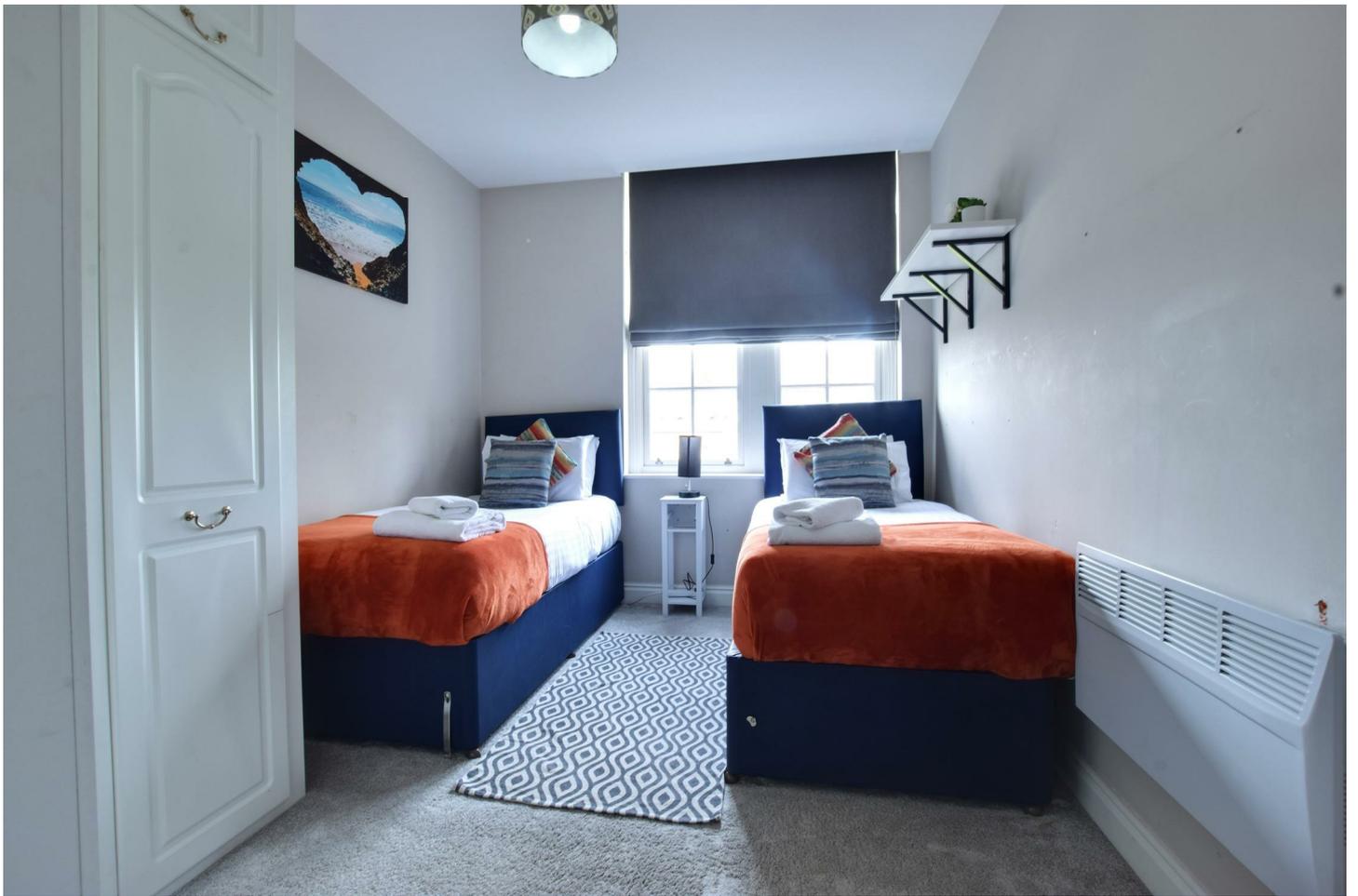
Location: The apartment is ideally located for commuters as Watford Junction station within a short walking distance. As is Watford Town Centre with its many services and amenities.

Lease: 93 years remaining

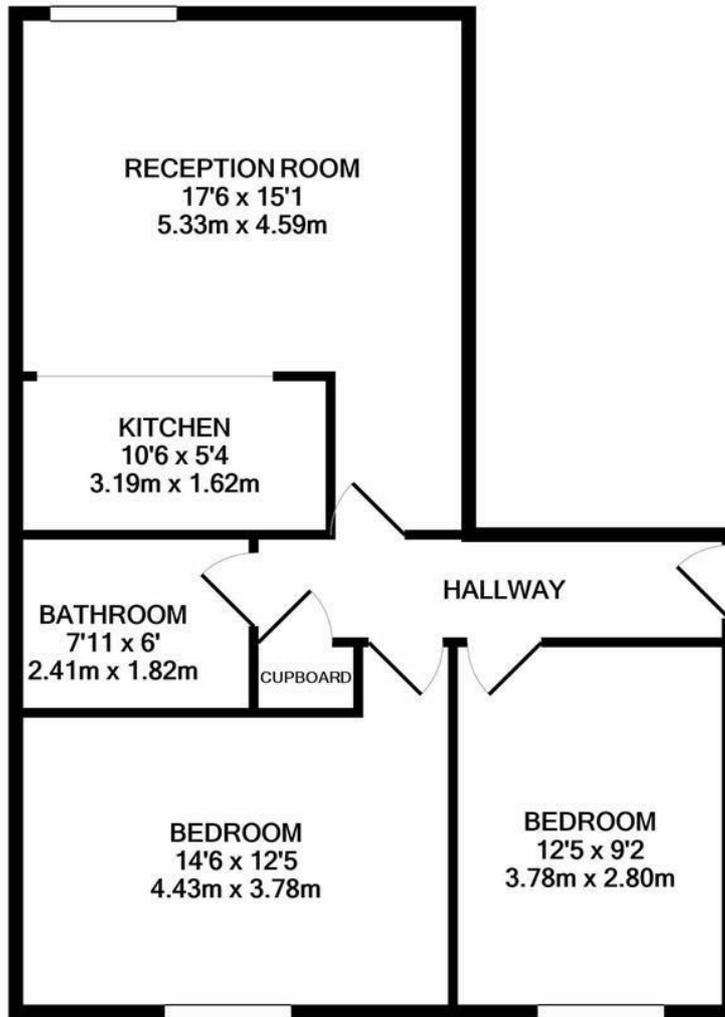
Service Charge: 2026 £912 every six months. Garden Maintenance and Bin Areas £312 every six months. Following a Right To Manage collective formed by the vendors on the development the estate management has been removed. The new estate management is going to the final vote, decided by current vendors and should be appointed shortly. This is with the intent that the above charges should be much cheaper in the future. We will update these details as soon as confirmed.

Ground Rent: £200.00 per annum

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



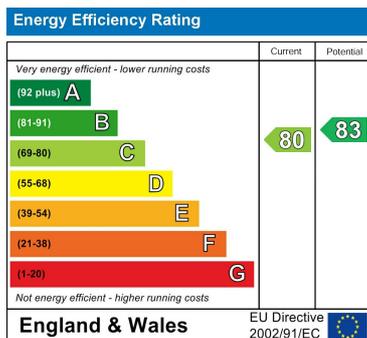
ALEXANDRA COURT
TOTAL APPROX. FLOOR AREA 643 SQ.FT. (59.7 SQ.M.)

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

C

Energy Performance Graph



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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

