

LEASEHOLD



Apartment (EPC Rating: )

**CHATSWORTH MEWS, DIAMOND  
ROAD, WATFORD, WD24 5HD**

Guide Price

**£270,000**

# 2 Bedroom Apartment located in Watford

Warren Anthony are delighted to offer a larger than average first floor apartment situated within a small private development. With UPVC double glazing, open plan living space and visitors and allocated parking.

## Full Description

Warren Anthony are delighted to offer a larger than average first floor apartment situated within a small private development. With UPVC double glazing, open plan living space and visitors and allocated parking.

Ideally situated to Watford North and Watford Station and offering many local amenities, two major supermarkets, sought after schools, leisure facilities and Watford Town Centre,

UPVC double glazed communal front door for hallway leading to letterboxes and stairwell to first floor.

Private lobby area leading to front door. With access to living/dining room, kitchen, family bathroom and both bedrooms. Large storage cupboards, entry phone. carpet to floor Power points.

Main reception room comprising of lounge and dining area. With TV & phone points, wall lights, coving to ceiling, large storage cupboard.

The fitted kitchen with range of wall and base cupboards finished in a maple effect. Stainless steel single bowl and single drainer sink unit with built in oven, gas hob & extraction fan; space for fridge freezer, space and plumbing for a washing machine. With power points, part tiled walls, coved ceiling, ceiling light.

UPVC double glazed window to front aspect.

Master bedroom with radiator. Range of built in wardrobes, power point. TV & telephone points. carpet to floor, coved ceiling, ceiling light, UPVC double glazed french doors leading to a lovely private balcony.

The family bathroom with full sized suite comprising panelled bath. Mixer taps with hand shower attachment over bath with glass screen. Pedestal wash hand basin. W.C. Radiator. Fully tiled walls. Ceiling light. UPVC double glazed window.

Communal outside space with lots of parking, mature flowerbeds, bin storage.

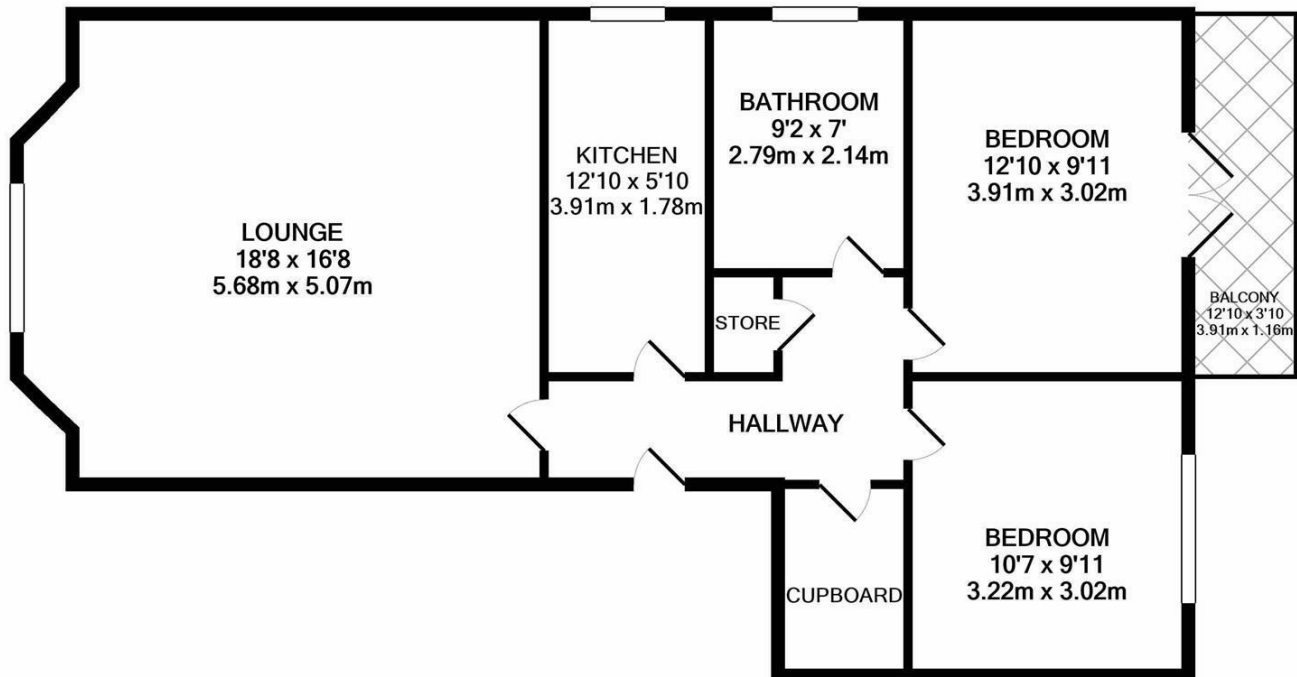
Service Charge £1,672.63 per 6 months

Ground Rent (£PA) £150

Lease 125 years from September 2002







TOTAL APPROX. FLOOR AREA 774 SQ.FT. (71.9 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

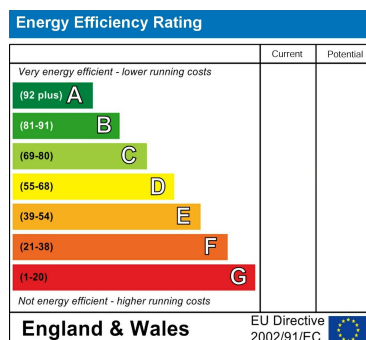
Call us on

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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