

LEASEHOLD



Apartment (EPC Rating: )

**COURT VIEW,, WATFORD, WD18 7LU**

Guide Price

**£199,950**



# 1 Bedroom Apartment located in Watford

Ideally offered for sale CHAIN FREE. Perfect for the commuter, we are delighted to offer for sale a beautiful nearly new one bedroom first floor apartment. With open plan reception kitchen diner, large bedroom and separate bathroom and underfloor heating throughout. An early viewing is highly recommended.

## Full Description

Entered via a secure communal lobby with stairs to all floors.

The spacious entrance door leads into the hallway which has built in storage/cloaks cupboards with doors to the bedroom, bathroom, spacious lounge/kitchen diner.

Benefitting from double windows to front and side aspect, the lounge diner is flooded with ample natural light. Decorated in neutral tones, laminate to floor, coving to ceiling and inset lighting.

The kitchen area comprises of a range of high gloss fitted white wall and base units, roll top work surfaces, stainless sink and drainer unit, tiled splash back areas, integrated dishwasher, washing machine, integrated fridge freezer, integrated oven with inset gas hob with extractor hood above,

The modern bathroom consists of practical white suite with top of the range fixtures and fittings. Comprising of a panel enclosed bath with wall mounted shower, glass shower screen, pedestal wash basin, WC, fully tiled walls and heated towel rail radiator, shaver point and spotlights.

Outside mainly laid to patio and pathways and access to bike storage facilities. No parking is available with this property.

CHAIN FREE.

Service Charge 2024/2025 : £1272 per year (sc 2025/2026 will be added to these details when confirmation is sent)

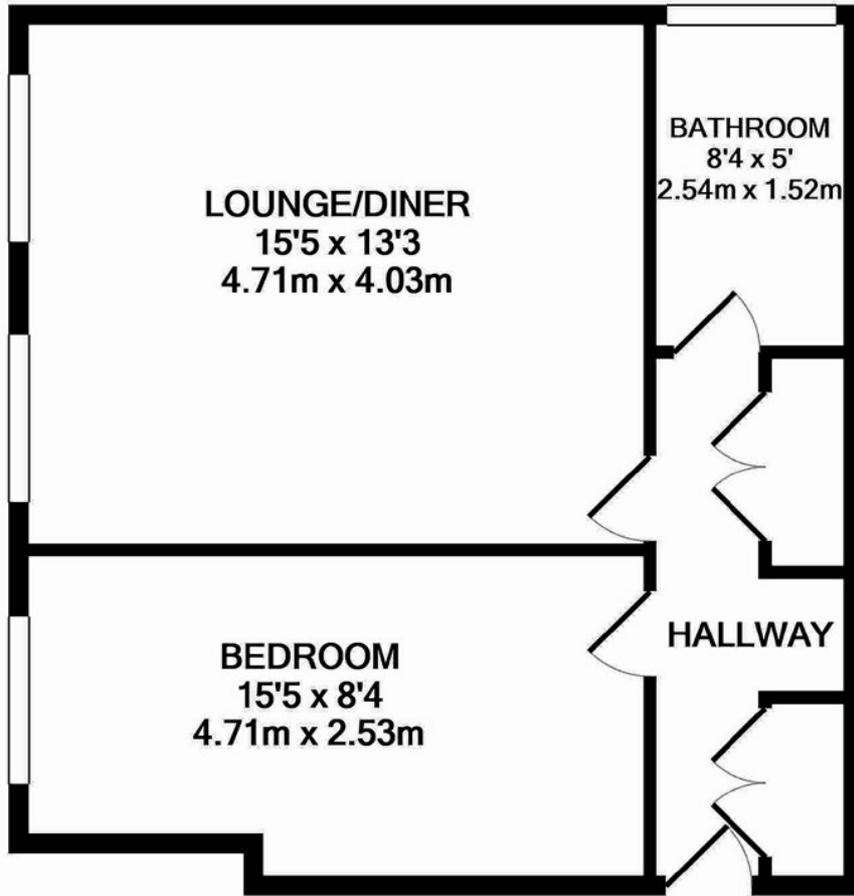
Ground Rent: £250 per year

Lease Term: 114 years remaining

The vendor has provided us with this information and we have seen no documented evidence to support; on purchase these details must be verified by your solicitor.



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



COURT VIEW  
 TOTAL APPROX. FLOOR AREA 434 SQ.FT. (40.3 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

**01923 220012**

Energy Performance Graph

**sales@warrenanthony.co.uk**

**<https://www.warrenanthony.co.uk>**

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

