

HARRY CHARLES

Property Specialists



Southwold Road, Watford, WD24 7DL

Price £240,000



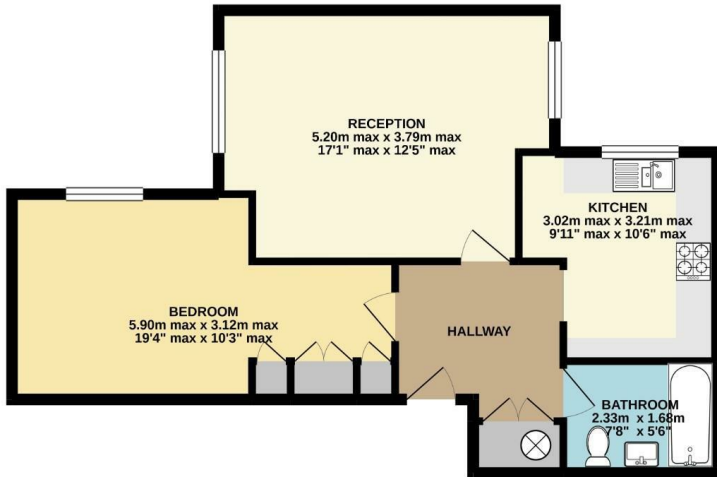
**** LARGER THAN AVERAGE GROUND FLOOR APARTMENT - LOUNGE/DINER - RE-FITTED KITCHEN - DOUBLE BEDROOM WITH ADDITIONAL DRESSING AREA - RE-FITTED BATHROOM - 3 PARKING PERMITS - COUNCIL TAX BAND C - COMMUNAL GARDENS - WELL PRESENTED - NEWLY EXTENDED LEASE **** We are delighted to be favoured with Sole agency instructions to offer for sale this larger than average one double bedroom ground floor apartment situated in this popular North Watford location. This well proportioned property benefits from a re-fitted kitchen and bathroom. The property benefits from a NEWLY extended lease and has approx. 205 years remaining and the apartment comes with 3 parking permits for off road parking. In order to avoid disappointment please contact us without delay to arrange an early appointment to view.

- Spacious Ground Floor Apartment
- Re-fitted Kitchen
- Double Bedroom
- Off Road Parking
- Council Tax Band C
- Dual Aspect Lounge/Diner
- Re-fitted Bathroom
- Dressing Area To Bedroom
- Newly Extended Lease
- No Upper Chain



Floor Plan

GROUND FLOOR
56.3 sq.m. (606 sq.ft.) approx.



SOUTHWOLD RD
TOTAL FLOOR AREA: 56.3 sq.m. (606 sq.ft.) 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 errors, omissions or mis-statement. This plan is for information purposes only and should not be used as a basis for any prospective purchase. The services, fixtures and fittings are shown here have been listed and no guarantee as to their operability or efficiency can be given. Show with Meridian (2022)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92 plus) A		Very environmentally friendly - lower CO ₂ emissions 92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(29-54) E		(29-54) E	
(21-28) F		(21-28) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
66	76		
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.