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7 Tolpits Lane, Watford, WD18 7QG
Offers in excess of £200,000

A well-proportioned two-bedroom apartment offering approximately 526 sq ft (48.88 sq m) of accommodation. The property features a bright open-plan kitchen/living room, two bedrooms, a family bathroom and entrance hallway, providing a practical layout ideally suited to first-time buyers, professionals or investors.

The main living space measures approximately 17'0" x 14'1", providing ample room for both seating and dining, together with a fitted kitchen area. The principal bedroom is a comfortable double, while the second bedroom offers flexibility as a guest room, nursery or home office.

Situated on Tolpits Lane in the Holywell area of Watford, the property is conveniently placed for everyday amenities, with a number of convenience stores and supermarkets within approximately half a mile. Bus stops are available directly along Tolpits Lane, while Watford Underground station is approximately 0.6 miles away, providing Metropolitan line connections. Local schooling includes St Anthony's Catholic Primary School, Laurance Haines School and Westfield Academy.







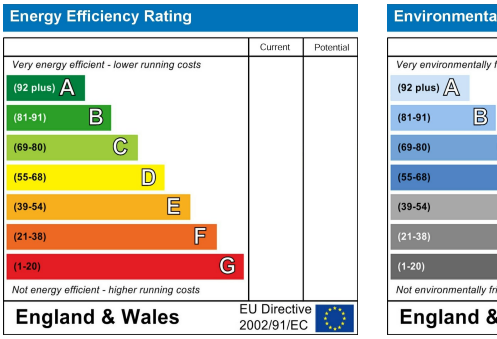
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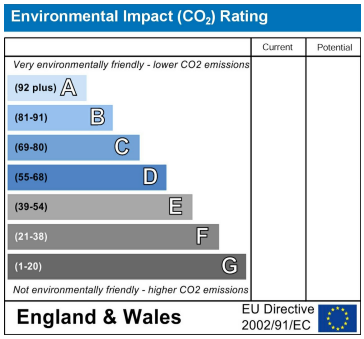
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Leasehold Information

108 years remaining on the lease
Ground rent: £200 per annum
Maintenance charge: £1300 per annum

This information is provided by the vendor and should be verified during the conveyancing process.











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