



**, Watford WD19 4BS**

**Asking Price £265,000**

**\*\*First Time Buyer Stamp Duty Exempt\*\*** Benjamin Stevens are delighted to present this stunning ONE BEDROOM MAISONETTE situated on a quiet turning on the Watford/Bushey borders.

This bright brand new build apartment is finished to a great standard with an open plan lounge/diner/modern fitted kitchen which is perfect for entertaining, high specification bathroom, plush carpeted bedroom and plenty of storage. Further benefits include a long 250 year lease and a private balcony which you can relax on during the long Summer evenings.

Tucked away from the hustle and bustle of Watford Town Centre, Ye Olde Dairy is a hidden gem located only 0.1 miles from Bushey Station yet still close to Watford Town Centre with its vibrant range of shops & restaurants. If you are a Watford fan the stadium is approximately a 25 minute walk!

This development is due to be completed in Summer 2023. Phone 020 8950 7777 for further information and to arrange a viewing.

**Exterior:**

**Exterior:**



**Bedroom:**



**Bathroom:**



**Kitchen:**



**Ye Olde Dairy:**

**Tenure:**

This is a Leasehold property. To the best of their knowledge the vendor advises us that there are 250 years remaining on the lease with a service charge of £ £1,521.08 and no ground rent. Council Tax band TBC.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

**Disclaimer:**

Ye Olde Dairy is a newly built development and as such some final design aspects may change from those shown in the CGI renders. In addition some apartments are available in slightly varying configurations. Please contact us on 020 8950 7777 and we will match a property to your needs. While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

**Lounge:**



, Watford WD19 4BS



575 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.5 sq.m.) 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 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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		Very environmentally friendly - lower CO <sub>2</sub> emissions (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 environmentally friendly - higher CO <sub>2</sub> emissions	
	73 73		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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