

Lockhart Road, Watford WD17 4BQ

Offers In Excess Of £300,000

A beautifully presented TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT forming part of the exclusive gated Willow Grange development conveniently located for all local shopping and transport facilities. The property is being offered in excellent decorative order and benefits from: Security Entryphone System, Gas Fired Heating To Radiators, Lift, Reception Room With Fully Fitted Open Plan Kitchen, Bedroom One With En Suite Dressing Room, Bedroom Two, Bathroom, Communal Grounds With Pond & Water Fountain, Gymnasium, Allocated Parking.
NO UPPER CHAIN

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Exterior:



Reception Room/Open Plan Kitchen:



Communal Entrance Hall:



Reception Room/Open Plan Kitchen:



Communal Entrance Hall:



Reception Room/Open Plan Kitchen:



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Reception Room/Open Plan Kitchen:



Bedroom Two:



Bedroom One:



Bathroom:



Bedroom One:



Bathroom:



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Gymnasium:



Communal Grounds/Pond & Water Fountain



Tenure:

This is a leasehold property with approximately 114 years remaining.
Council Tax band D which is currently £2134 per annum.
As always buyers are advised to gain verification from their surveyor/ solicitor during the conveyancing process.
To the best of their knowledge the seller advises us this property has an annual service charge of approximately £4,203.48 and a ground rent of £558.14 per annum.

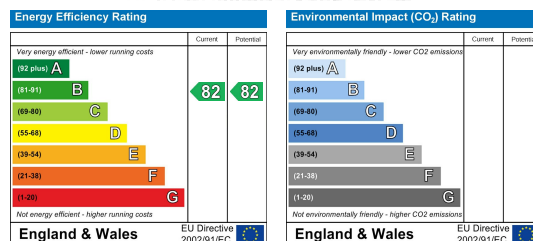
Disclaimer:

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.



TOTAL APPROX. FLOOR AREA 709 SQ.FT. (65.9 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total floor areas will include any garage(s) where applicable.
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