





A REFURBISHED ONE DOUBLE BEDROOM FIRST FLOOR FLAT WITH RESIDENTS' PARKING

We are delighted to offer for sale this bright and spacious flat that has recently been completely refurbished by the present owner. The property is to be sold 'chain free' and would make a perfect first-time purchase or buy-to-let investment.

For further information please direct all enquires to S M Properties – Simon Mitchell - 07715 181757.

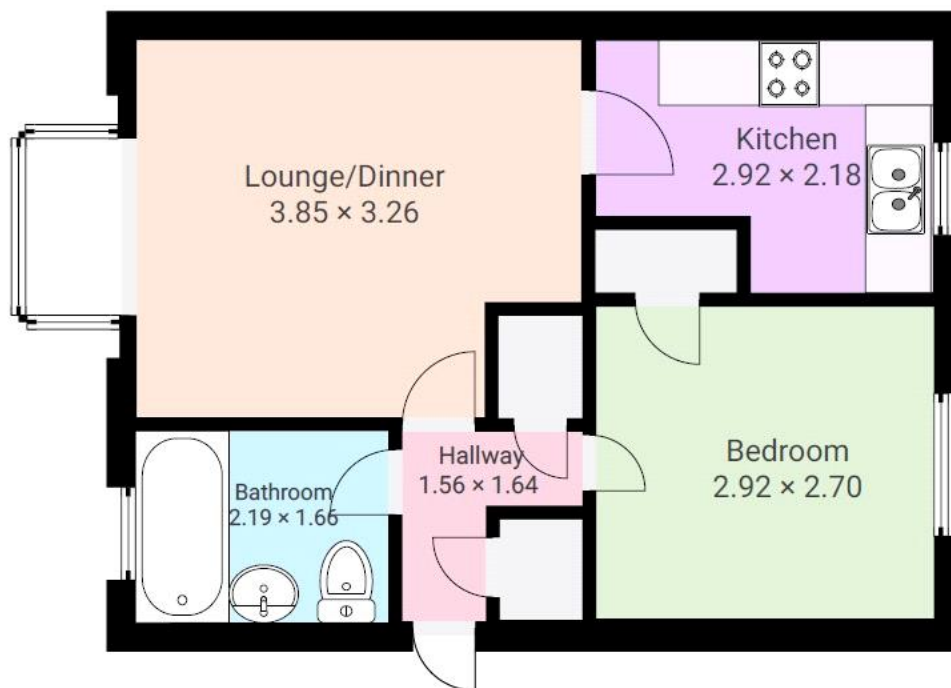
Tenure: Leasehold



KEY FEATURES

- Lease term: 87 years remaining
- Chain free sale
- New kitchen and bathroom
- Service charge: Circa £800 to £1000 per annum
- New windows and boiler
- Ground rent: Not applicable





Total area: approx. 34 sq. metres

THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.