

2 Bed Duplex In 11-21 The Parade High Street, Watford, WD17 1LQ £442,500

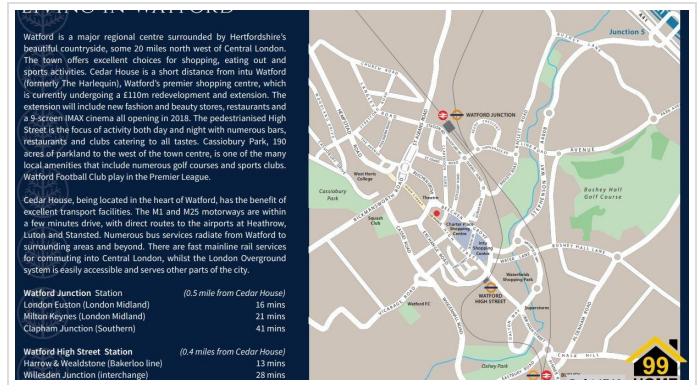
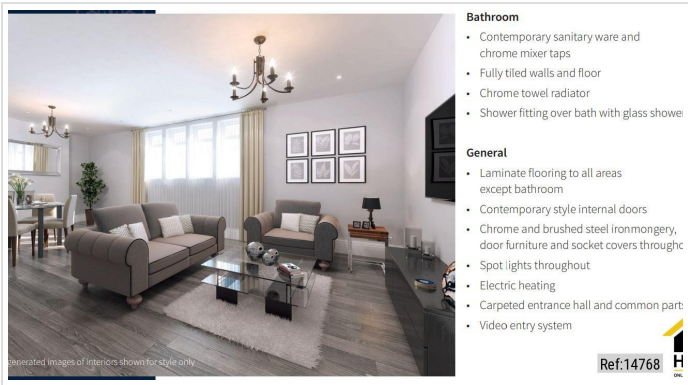


SPECIFICATION

Kitchen

- Contemporary white gloss, handle-less kitchen units
- Bosch integrated washer/dryer
- Bosch dishwasher
- Bosch fridge/freezer
- Bosch oven and ceramic hobs with Bosch integrated cooker hoods
- White quartz worktop with white stone upstands and splashbacks
- Chrome and brushed steel ironmongery





SHORT DESCRIPTION

Property Ref: 14768 This modern two - bedroom apartment was built in 2017 and completed to a high standard and has been looked after very well. The apartment is in the heart of Watford Town Centre and therefore ideal for all it has to offer including a multitude of shops, bars, restaurants and of course plentiful transport links including Watford Junction Station with fast train access direct to London Euston. The property itself is located within the main building of the development. The apartment benefits from a very large open plan lounge/dining room and modern fitted kitchen. There is a large bedroom on the ground floor with windows which allow plenty of natural light to filter through. There is a further second very large bedroom upstairs which has Velux windows to allow a lot of natural light and includes a lot of storage areas. The property also has a bathroom and large storage cupboard. The property comes with a parking space which is sufficient to fit two cars back to back. The apartment is in the catchment area for both the Boys and Girls Grammar Schools. This is being offered with no upper chain. Tenure: Leasehold Long lease over 900 years remaining Council Tax band: D Ground rent: £350 per year Service Charges: To be confirmed The apartment has been designed to a high specification in a modern style with quality appliances and fittings to the open plan kitchen and living area. The apartment is a duplex apartment over two floors. Apartment total size: 99.0 sq m - 1,065 sq ft → (not including limited use areas) Kitchen/Living 7.25 x 7.25m 23'10" x 23'10" Bedroom 1 4.03 x 3.85m 13'3" x 12'8" Bedroom 2 5.27 x 3.34m 17'4" x 11'0" Kitchen • Contemporary white gloss, handle-less kitchen units • Bosch integrated washer/dryer • Bosch dishwasher • Bosch fridge/freezer • Bosch oven and ceramic hobs with Bosch integrated cooker hoods • White quartz worktop with white stone upstands and splashbacks • Chrome and brushed steel ironmongery Bathroom • Contemporary sanitary ware and chrome mixer taps • Fully tiled walls and floor • Chrome towel radiator • Shower fitting over bath with glass shower door General • Laminate flooring to all areas except bathroom • Contemporary style internal doors • Chrome and brushed steel ironmongery, door furniture and socket covers throughout • Spot lights throughout • Electric heating • Carpeted entrance hall and common parts • Video entry system Please contact for a viewing, the property needs to be seen to be really appreciated! Thank you Property Type: Duplex Full selling price: £442500.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 900 Yearly Ground Rent Cost: £350.00 Yearly Management Cost: £3500.00 Council tax band: D EPC rating: E measurement: 1065.63 sq.ft. Parking: Allocated, Private Heating Type: Electric Heating, Solar powered Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied.

2

Bed Room(s)

1

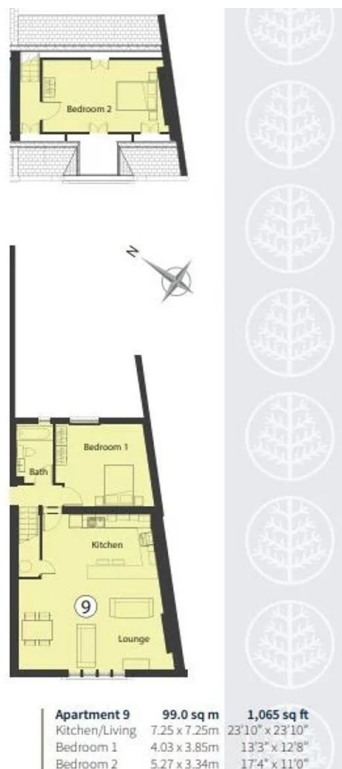
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	99 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is E. It has the potential to be E.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	49 E
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D

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