



ESTATE & LETTINGS AGENTS

## Lady's Close, Watford, WD18



### FOR SALE - £385,000 - LEASEHOLD

Uniquely located directly across the street from the much sought after and acclaimed Watford Grammar School for Girls, this spacious ground floor two -bedroom apartment of a prestigious, well-maintained gated development is ideal for an investment purchase as it is a tenanted property.

Located on the doorstep of Watford Grammar School for Girls on Lady's Close, this idyllic flat is approximately six minutes walking distance from Watford High Street Railway Station, transport facilities and shopping amenities. This property is housed within a secure gated development.

This bright, spacious apartment comprises of two bedrooms, a spacious open plan living, dining, a separate fitted kitchen, French doors leading to the communal garden, bathroom & W.C., storage cupboard, one allocated parking space and visitors parking.

- Spacious Ground Floor Apartment
- Two double bedrooms
- Annual rental income - £15,000
- Immaculate Condition
- Directly Opposite Watford Grammar School for Girls
- Open Plan Reception/Dining
- Allocated parking
- Walking Distance to Watford High Street Station

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

#### MAIN COMMUNAL ENTRANCE:

Secure Door with an entryphone system opening and leading to bright modern foyer reception. Corridor leading to the ground-floor apartment.

#### HALLWAY:

Front aspect hallway with carpeted flooring, two storage cupboard housing, leading to bedrooms, family bathroom, and the open plan lounge, diner and kitchen.



#### OPEN PLAN LOUNGE, DINER:

4.29m x 3.53m (14'10" x 11' 6")

Bright, spacious side aspect open plan lounge & diner with UPVC double glazed window & double-glazed patio door opening to an idyllic communal garden. The immaculately finished lounge has a fireplace, radiator, power points, carpet flooring, tv and telephone points. Door leads into a separate fully fitted kitchen.



Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

**KITCHEN:**

3.04m x 1.55m (10' 0 x 5' 10)

The side aspect fully fitted kitchen comprising of a breakfast bar, stainless sink with mixer taps, power points, wall and base units with modern worktop, integrated electric hob, oven and extractor hood. Space for washing machine and fridge freezer.



**BEDROOM 1:**

3.04m x 2.77m (10'0 x 9'1)

The rear aspect bedroom overlooking the communal gardens has double glazed windows, radiator, carpeted floor and power points.



Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com



**BEDROOM 2:**

3.68m x 2.46m (12' 10" x 8' 10")

The rear aspect bedroom overlooking the communal gardens has double glazed windows, radiator, carpeted floor and power points.



**BATHROOM:**

Modern 3-piece bathroom suite fully tiled. Bathtub with hand held shower, glass shower screen, low level W/C, pedestal hand wash basin, shaver point and extractor fan.

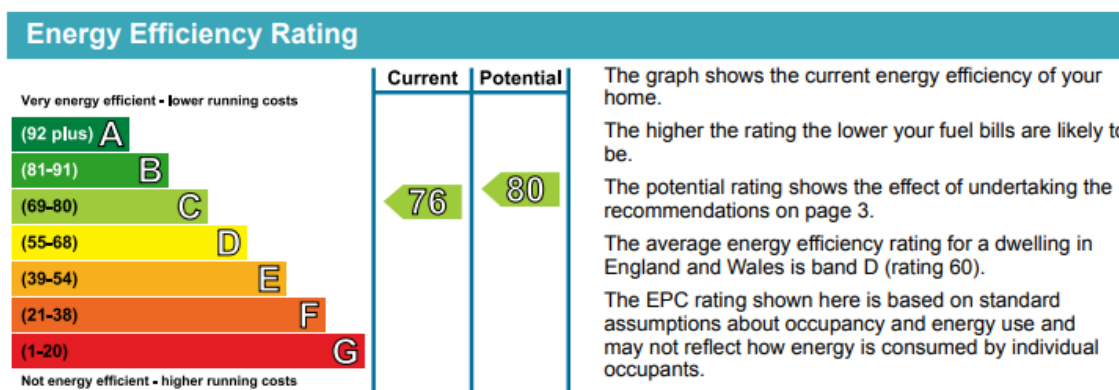
**LEASE:** This property benefits from a lease of approximately 102 years remaining.

**SERVICE CHARGE:** Approximately £120 per month

**GROUND RENT:** Approximately £964 per half year

**BOROUGH:** Borough of Hertfordshire

EPC:



#### Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

#### Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status. Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. Life assurance may be required. Written quotations available

