



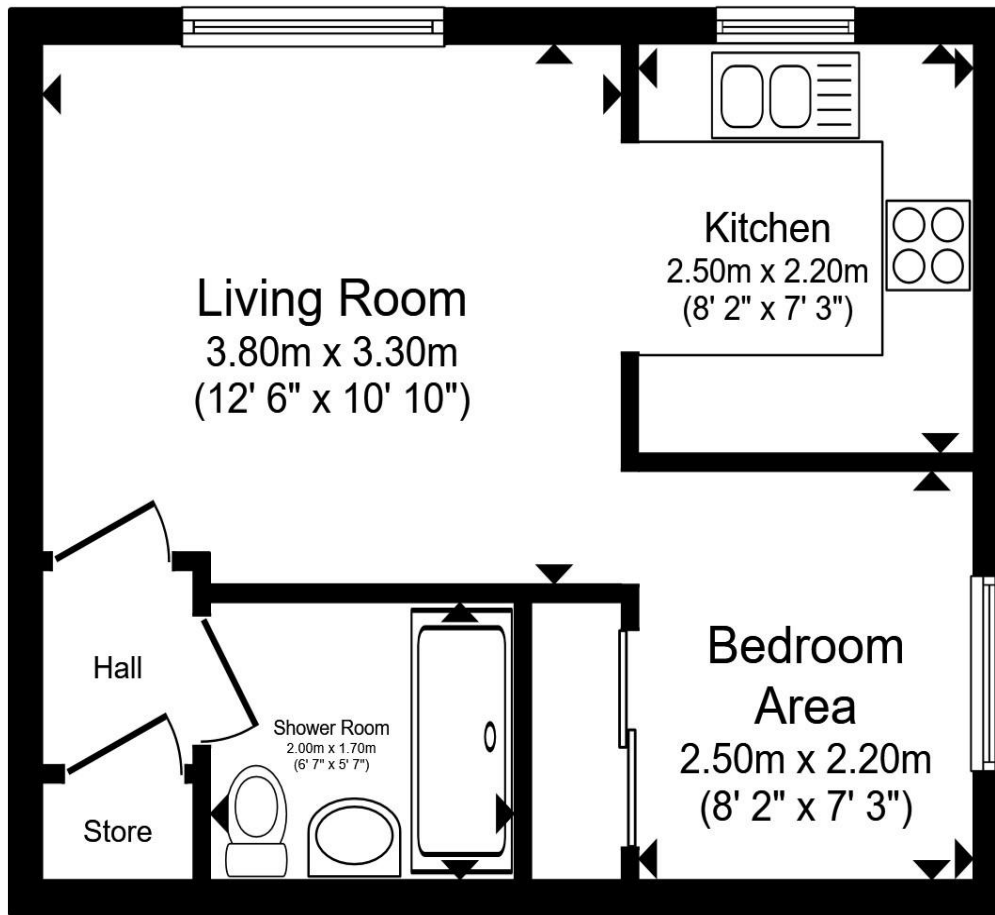
**Sandown Road, Watford, WD24 7DW**

**welcome to**

**Sandown Road, Watford**

A bright and well-presented first floor super studio apartment on Sandown Road, featuring a defined bedroom area, modern fitted kitchen, permit parking, and excellent access to Watford North, Watford Junction and Watford Station (Metropolitan line), along with nearby local amenities.





**Entrance Hall**

**Living Room**

12' 6" x 10' 10" ( 3.81m x 3.30m )

**Bedroom Area**

8' 2" x 7' 3" ( 2.49m x 2.21m )

**Kitchen**

8' 2" x 7' 3" ( 2.49m x 2.21m )

**Shower Room**

6' 7" x 5' 7" ( 2.01m x 1.70m )

Total floor area 31.1 m<sup>2</sup> (335 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Sandown Road, Watford

- Super Studio Flat
- First Floor Position
- Modern Fitted Kitchen
- Permit Parking Available for 2 Vehicles
- 0.4 miles to Watford North Station, 0.8 miles to Watford Junction, and 1.8 miles to Watford Station (Metropolitan line)

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1500.00

Ground Rent: 160.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £187,500



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF105095](https://www.brownandmerry.co.uk/Property/WAF105095)



Property Ref:  
WAF105095 - 0004

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