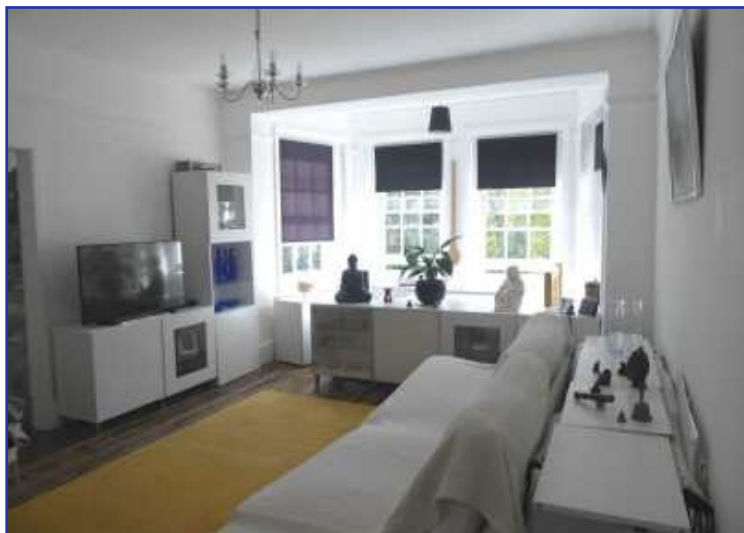


3 Heath Lodge 6 Watford Heath, WD19 4EU



£224,950
Leasehold

A SPACIOUS FIRST FLOOR STUDIO FLAT which is part of a large detached property situated overlooking Watford Heath with accommodation comprising ENTRANCE HALL, LOUNGE/BEDROOM AREA, KITCHEN, BATHROOM, GAS CENTRAL HEATING, SASH WINDOWS AND OFF STREET PARKING. The property is situated in a residential location overlooking Watford Heath and within easy walking distance of Bushey Station (Euston Line). INTERNAL VIEWING RECOMMENDED, NO UPPER CHAIN.

COMMUNAL HALL



FIRST FLOOR

Hardwood entrance door to:

ENTRANCE HALL

Large built in storage cupboards, access to loft space, stripped wood floor, sash window to side.

STUDIO, LOUNGE/ BEDROOM AREA

19'6" x 13'0"
(5.94m x 3.96m)

Built in storage cupboard, stripped wood floor, bay sash windows with views overlooking Watford Heath, door to kitchen.



KITCHEN

10'4" x 7'2"

(3.15m x 2.18m)

Comprising stainless steel sink unit, range of wall and base units, spaces for fridge/freezer and washing machine, four ring stainless steel gas hob, stainless steel oven, wall mounted gas combi boiler, stripped wood floor, large storage cupboard, sash windows.



BATHROOM

8'6" x 8'0"

(2.59m x 2.44m)

White suite comprising panelled bath, shower screen, pedestal wash hand basin, low level w.c., part tiled walls, tiled floor. Frosted

sash window to side.



OUTSIDE

Communal gardens, off street parking for residents. .



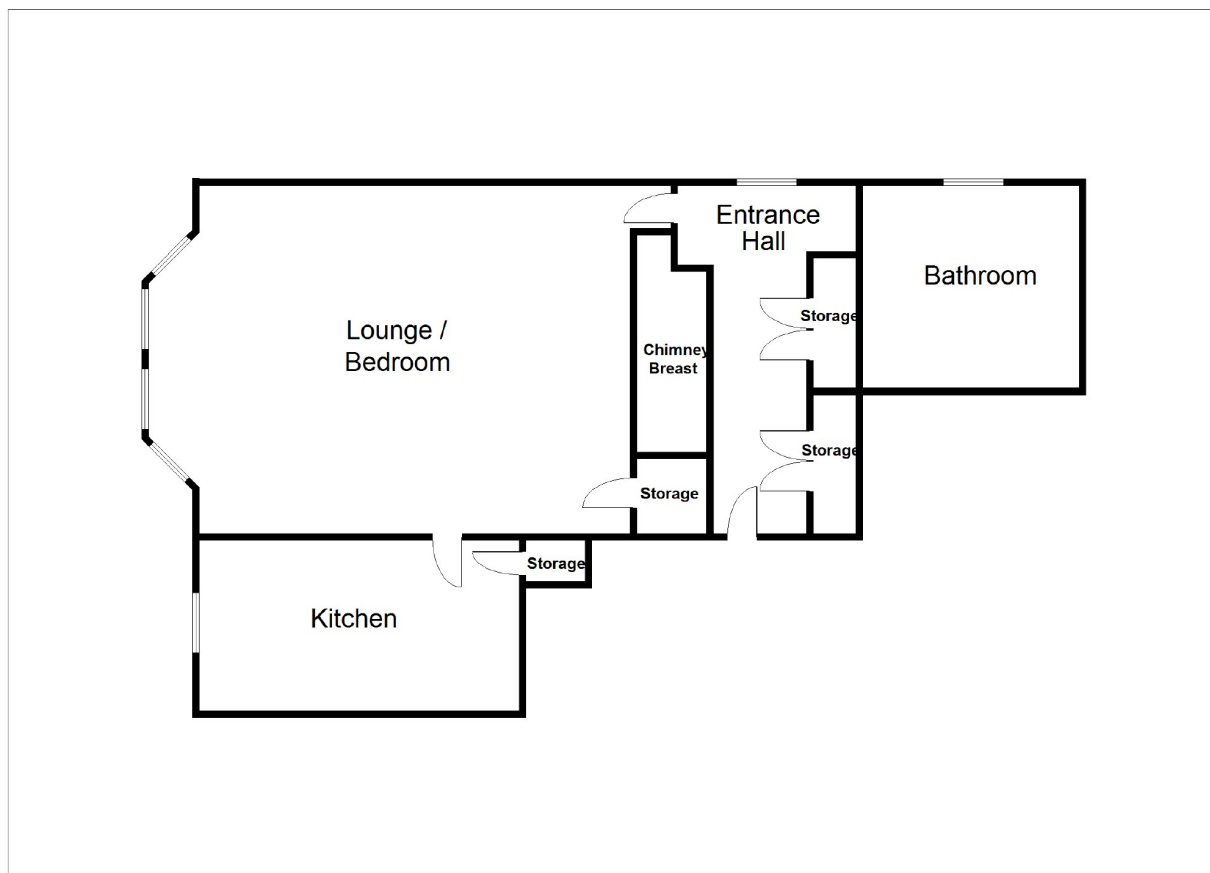
LEASE DETAILS

Our client advises us that the lease has approximately 98 years remaining and that the ground rent and maintenance is £1090 per annum, but we will be unable to check this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

ENERGY RATING

E

EFFICIENCY



FLOOR PLAN
Floor plans are for purchasers general guidance and are not drawn to scale. Prospective purchasers are encouraged to visit the property to satisfy themselves as to the position of staircases, windows and door openings.
Property Misrepresentation Act 1991
Whilst we endeavour to make our sales details accurate and reliable, if there is a point which is of particular importance to you, please contact this office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. Any appliances or utilities referred to have not been tested by this agent and should therefore be checked by any prospective purchaser. N.B. Please note that unless specifically mentioned in these sales particulars, the carpets, curtains, blinds, light fittings, white goods and furniture are not included in the sale but may be available to purchase by separate negotiation. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.
Money Laundering Act 2003.
Intending purchasers will be asked to produce documents to prove identity at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.