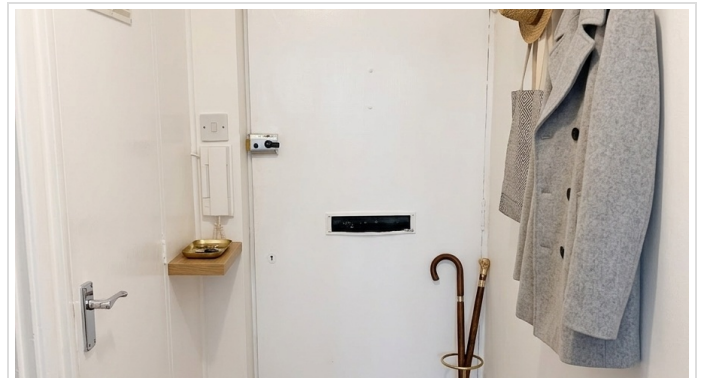


1 Bed Flat In Southwold Road , Watford, WD24 7DR

£170,000





SHORT DESCRIPTION

Property Ref: 16423 Well-presented studio flat located on a popular residential road in Watford, offering an excellent opportunity for first-time buyers, investors, or commuters. The property is offered in good condition throughout and comprises a bright studio living space, a fully fitted kitchen, and a modern bathroom. A key advantage is the private off-street parking space to the rear, providing convenient and secure parking. Situated in a highly convenient location, the property is within easy reach of local shops, everyday amenities, and well-regarded schools. It also benefits from excellent transport links, with Watford North railway station and Watford Junction railway station nearby, offering direct connections to London and the surrounding areas. Key Features Studio flat in good condition Fully fitted kitchen Modern bathroom Private off-street parking Close to local amenities and schools Excellent transport links Ideal for first-time buyers or buy-to-let investors A well-located and practical home in the heart of Watford, offering convenience and strong investment potential.... Property Type: Flat Full selling price: £170,000.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Year): 152 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £841.88 Council tax band: C EPC rating: C Measurement: 322.917 sq.ft. Outside Space: Communal Garden Parking: Allocated, Residents Heating Type: Electric Heating, Solar Powered Chain Sale or Chain Free: Chain free Possession of the property: Tenanted



Bed Room(s)



Bath Room(s)

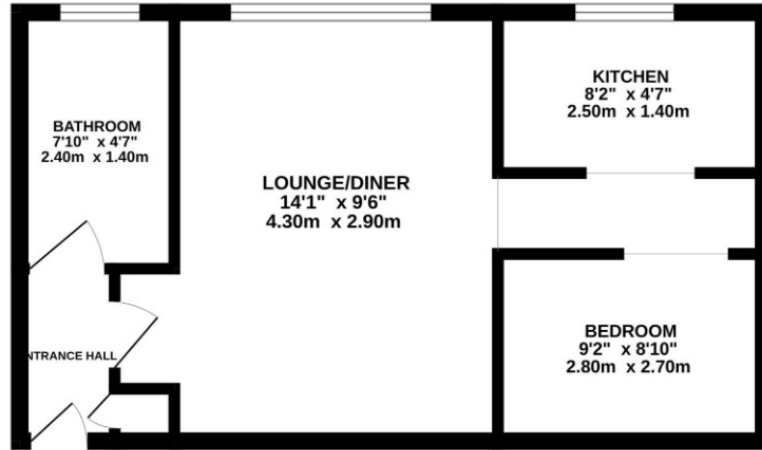


Living Room(s)

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.

GROUND FLOOR



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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