

Byewaters, Watford, Hertfordshire, WD18 8WJ



£360,000 Leasehold
2 Double Bedroom Ground Floor Maisonette

A bright and spacious TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE, located in the popular Byewaters Estate.

- LIVING/DINING ROOM
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- FAMILY BATHROOM
- ALLOCATED PARKING SPACE
- CLOSE TO CANAL
- WALKING DISTANCE TO STATION

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This property comprises of a convenient entrance porch that leads into a welcoming living/dining room. To the rear is a modern, fitted kitchen. There are two double bedrooms, one of which has the added benefit of built-in storage and an en-suite shower room. A three-piece family bathroom completes the maisonette. The property also comes with two allocated parking spaces in the development.

The property is close to Croxley Green Metropolitan Line station which can be reached via a shortcut over a nearby footbridge. The M25, M1 and A41 are easily accessible whilst Watford and Rickmansworth Town Centres are nearby. There are also leisure facilities and choice of schooling in close proximity.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2178.25 (2024-2025)
- Approx. Floor Area: 688 Sq ft / 63.9 Sqm
- Lease Remaining: Approx. 99 years remaining
- Annual Service Charge and Review: Approx. £1600.00 per annum
- Annual Ground Rent and Review: Approx. £150.00 per annum
- Nearest Station: 0.6 miles Croxley Station – Metropolitan Line

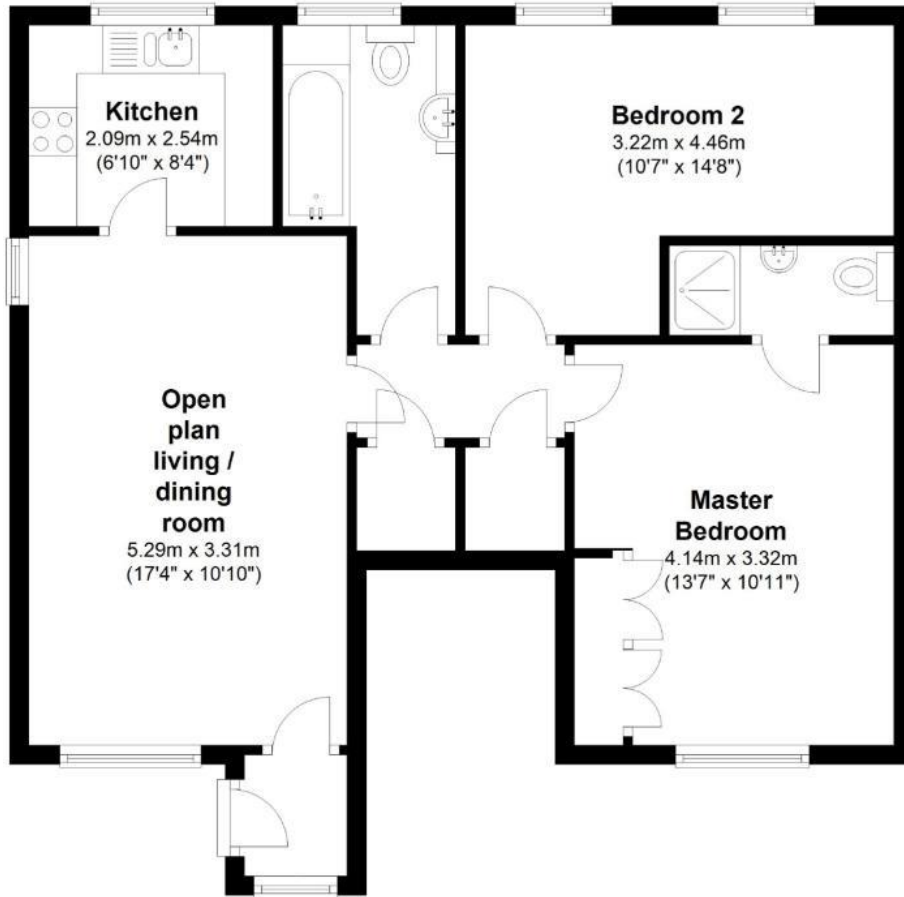


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Ground Floor

Approx. 63.9 sq. metres (688.0 sq. feet)



Total area: approx. 63.9 sq. metres (688.0 sq. feet)

VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE: It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

