



1



1



1



Thanet House | Explorer Drive | Watford | WD18 6GL

This well presented one bedroom flat is set on the second floor, comes with a 163 year lease and is set within 0.7 miles of Watford Metropolitan Line Station. Offering an ideal first time or investment purchase with a potential rental income of £1,050 PCM internal viewing comes highly recommended.

Asking Price Of £225,000

- Second Floor Flat
- Lounge
- Fitted Kitchen
- One Double Bedroom
- Modern Bathroom
- Double Glazing
- Residents Unallocated Parking
- Entryphone system



INTERNALLY Very well presented second floor flat. Front door of the property opens into a hallway with a storage cupboard and doors to a lounge with dual windows letting in lots of light. A fitted kitchen with matching wall and base units, built under oven with electric hob and extractor over and part tiled walls. The bedroom is a large double and the flat offers fully tiled modern bathroom with panel enclosed bath with shower over, pedestal wash basin and wc. There is also substantial storage in terms of the loft space. The property has double glazing throughout.

EXTERNALLY Residents Unallocated Parking

LOCATION Thanet House is located just a few minutes walk from Tolpits Lane. The award winning Cassiobury Park is just 1.2 miles away. There are a number of good schools within the local area including Chessbrook Education Support Centre 0.07 miles away, Westfield Academy 0.09 miles away and St Anthony's Catholic Primary School 0.26 miles away. Transport links are also local and include Watford Station which is 0.7 miles away, Watford High Street Station is 1 mile away and Croxley Station is 1.2 miles away. Leasehold 163 years

Council Tax Band C £1,744 per annum

Service Charge £2,000 per annum

MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it). These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.

Thanet House, WD18
PROPERTY REF: 12120021 | UNDER OFFER PRICE: £204,999

GROSS INTERNAL AREA
 38.45 sqm / 413.87 sqft

— Second Floor

UNAPPORTIONED AREA: 38.45 sqm / 413.87 sqft
NET INTERNAL AREA: 31.41 sqm / 338.68 sqft
INTERNAL STRUCTURAL ELEMENTS: 0.00 sqm / 0.00 sqft
STRUCTURED AREA: 0.00 sqm / 0.00 sqft

Specified floor plans are produced in accordance with the Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and do not form part of any contract. Use of flooring, materials etc. will vary up/down. All measurements shown for the individual rooms, flats and units. See the maximum points of measurements captured on the plan.

www.davidconway.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



269 Northolt Road, South Harrow, Middlesex, HA2 8HS
 Tel: 020 8422 5222 Fax: 020 8422 4221 | www.davidconway.co.uk
 info@davidconway.co.uk
 @dconwayandco

