



126 Highlands, South Oxhey, Hertfordshire, WD19 4LZ

Asking Price £75,250 – 35% share of the full market value £215,000

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About the property

SHARED OWNERSHIP. An opportunity to up to a 75% share of this ground floor apartment.

This one bedroom ground floor flat is offered to the market on the Shared Ownership scheme and has been subject to a full refurbishment. Internally the property comprises one double bedroom, lounge, modern bathroom and a fully fitted kitchen with integrated appliances including fridge/freezer and washing machine.

This property is offered to the market on the shared ownership scheme which enables potential purchasers to buy up to a 75% share of the property with the remainder being rented from the housing association.



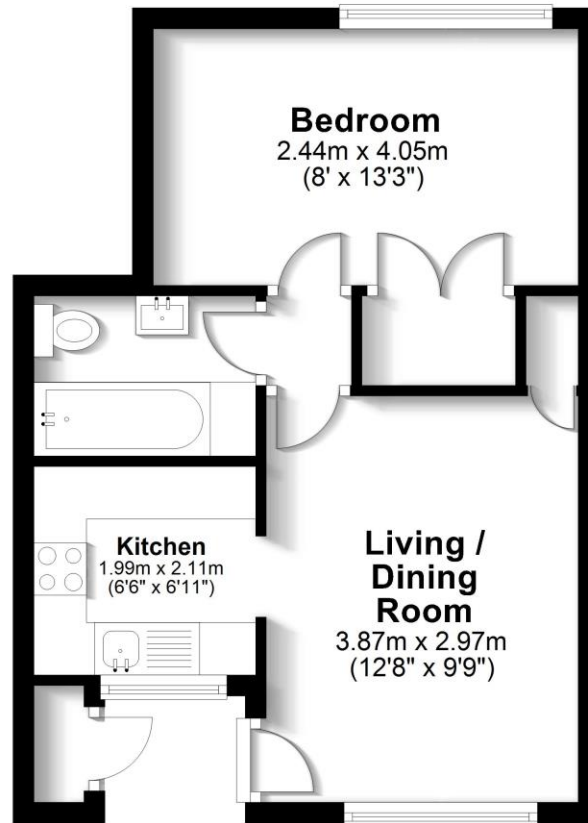
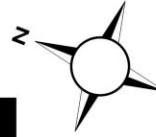
- Newly refurbished
- Ground floor apartment

- One bedroom
- Shared ownership

- Fitted kitchen
- Modern bathroom

Ground Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



Total area: approx. 33.2 sq. metres (356.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total areas include garages & outbuildings. © My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

To view this property, contact us on-

T: 01923 776400 E: amie@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London combined with plenty of green space, Watford offers the best of both worlds.

Watford Town Centre has a variety of entertainment and retail options, including a big shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis and cricket and many leisure & health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, kids' attractions & a nature reserve.

Local Authority: Three Rivers District Council
 Council Tax: Band A
 Approximate floor area: 356.9 sq ft
 Tenure: Leasehold (990 years)
 Service charge: £624 per annum
 Rent: Calculated at 3% of the remaining share

Nearest Station: 0.8 miles to Carpenders Park
 Distance to Town Centre: 2 miles to Watford
 Nearest Motorway: 4.6 miles to M25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(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	

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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