



244 Throstle Place, Boundary Way, Watford, Hertfordshire, WD25 7SX

Asking Price: £180,000- 50% share of the full market value £360,000

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About the property

This modern family home offers a large kitchen dining area with access to the rear garden, a separate living room and downstairs W/C. On the first floor there are three good sized bedrooms, a fully tiled family bathroom and a handy walk in storage cupboard.

The shared ownership scheme enables potential purchasers to buy up to a 75% share of the property with the remainder being rented from the housing association, Thrive Homes.

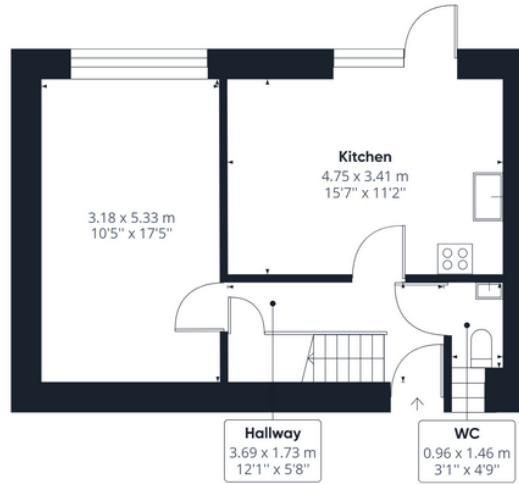
*Please note this is a mortgageable property but only certain lenders will be willing to lend on this type of construction.



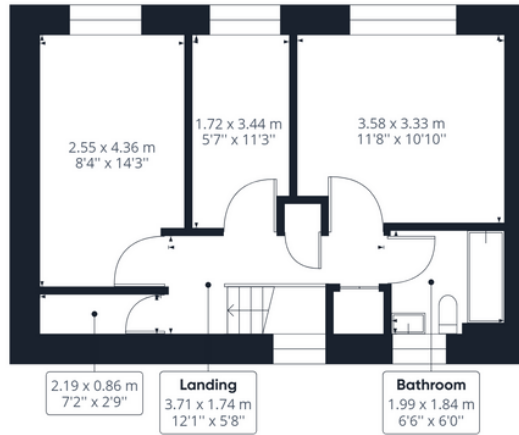
- Shared ownership
- Newly refurbished

- No upper chain
- No fines concrete house

- 3 bedrooms
- Ideal family home



Floor 0



Floor 1

Approximate total area⁽¹⁾
80.75 m²
869.19 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Contact our team on-

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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 large shopping centre, 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.

Local Authority: Three Rivers District Council

Council Tax: Band C

Approximate floor area: 869.19 sq ft

Tenure: Leasehold (990 years)

Service charge: £384 per annum

Rent: Calculated at 3% of the remaining share

Nearest station: 1.4 miles to Garston Station



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 £150 per transaction: Archer Rusby, Hanney Dawkins & Jones, Taylor Walton, The Partnership, Woodward Surveyors, Trend & Thomas Surveyors & SDL Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our Directors has a vested interest in the business. We recommend these companies as we believe they offer an excellent service, but you are not under any obligation to use them.