



12 Dome Mews, 527 St.Albans Road, Watford, WD25 9JH  
Guide Price: £260,000 Leasehold

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# About the property

A modern one double bedroom first floor apartment close to fantastic local amenities.

The apartment is located on the first floor and access is provided via a lift.

The accommodation comprises large open plan modern Kitchen/Living room with a balcony providing outside space. You will also find a good size double bedroom and a modern fitted bathroom. Further benefits include one allocated parking space, long lease and video Entryphone system. Located within easy reach of both the M1 and M25 Motorways this property is ideal for someone that needs to commute or an investor. The property benefits from no upper chain and approximately 4 years remaining on the CML warranty.

\*Please note that these photos were taken when the property was built in 2018 and will be updated soon.



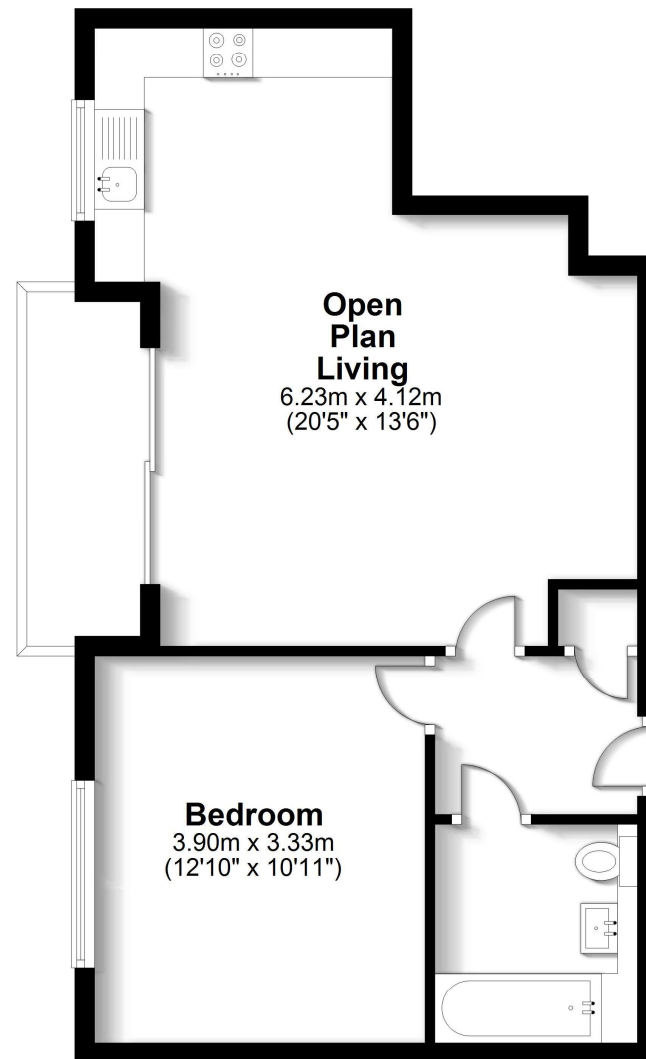
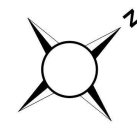
- One bedroom
- Balcony

- Well-presented throughout
- Close to M1 & M25

- Lift access
- Resident parking

## First Floor

Approx. 53.1 sq. metres (571.1 sq. feet)



Total area: approx. 53.1 sq. metres (571.1 sq. feet)

To view this property, contact us on-

T: 01923 776400 E: [sgsales@sewellgardner.com](mailto:sgsales@sewellgardner.com)

165-167 High Street, Rickmansworth, WD3 1AY



**Local Authority:** Watford Borough Council

**Council Tax:** C

**Approximate floor area:** 571.1 sqft

**Tenure:** Leasehold

**Service charge:** £1,750 per annum

**Ground rent:** £295 per annum

**Nearest Station:** Garston Station, 0.8 miles

**Distance to Town Centre:** 2.1 miles to Atria, Watford

**Nearest Motorway:** 1.3 miles to M1 / 2.6 miles to M25

## Area Information

Watford Town Centre is transforming, with the redevelopment of the Intu shopping centre creating extra retail space, large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

Watford has reasonably low levels of unemployment and relatively high resident earnings. The business climate is developing, and the business start up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre reaches completion, creating further employment opportunities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	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 £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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