



36 Anglesey Road, South Oxhey, Watford, WD19 6UA

Asking Price £130,000 this is a 50% share of the full market value £260,000

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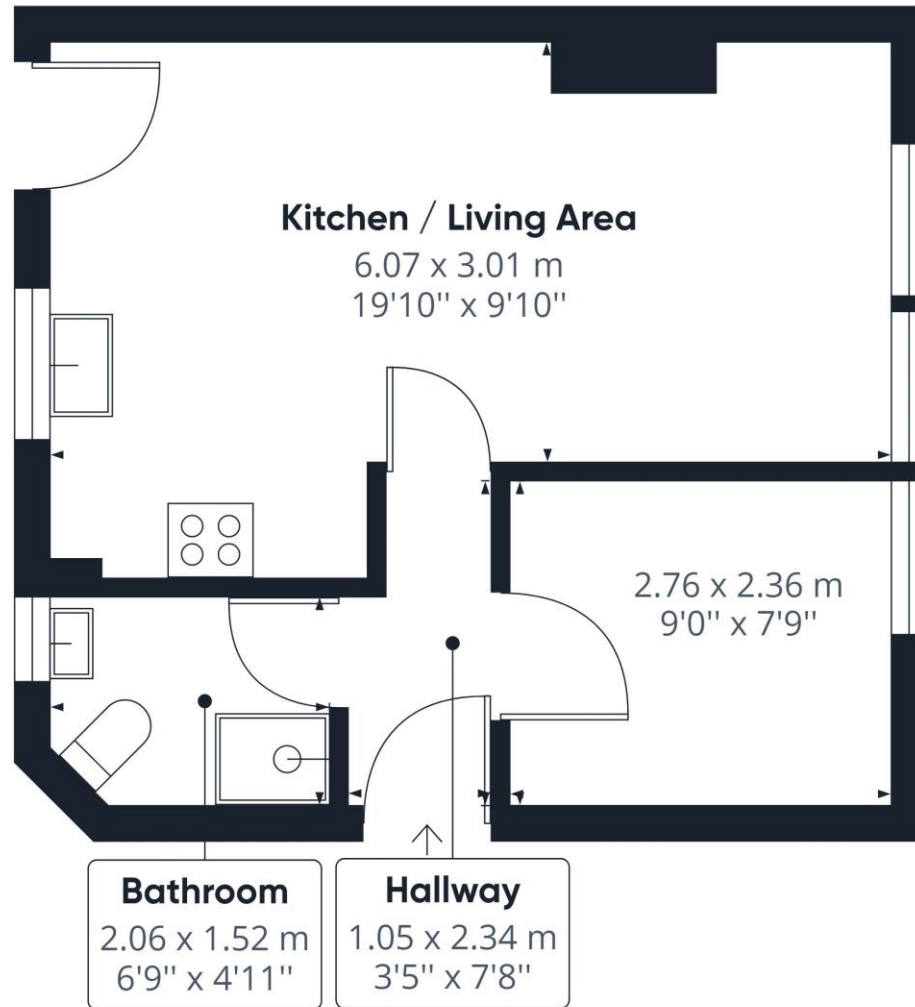
# About the property

This newly refurbished bungalow comprises of one bedroom, a modern bathroom and an open plan kitchen/living area benefiting from double aspect and offering natural light from front and rear. The kitchen also looks out on to a small South facing private garden.

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, Thrive Homes.



- Shared Ownership
- No upper chain
- Stair access required
- Newly refurbished
- Private garden



**Approximate total area<sup>(1)</sup>**

32.66 m<sup>2</sup>

351.57 ft<sup>2</sup>

(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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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY





Local Authority: Three Rivers District Council  
 Council Tax: B  
 Approximate floor area: 351.57 sq ft  
 Tenure: Leasehold (990 years)  
 Service charge: £360 per annum  
 Rent: Calculated at 3% of the remaining share per annum

Nearest Station: 1.1 miles to Carpenders Park  
 Distance to Town Centre: 3.5 miles to Watford  
 Nearest Motorway: 7 miles to M25

## 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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	67 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.

