



WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT

Evensyde, Watford, Hertfordshire, WD18 8WN

ROBSONS

- LOUNGE
- KITCHEN
- TWO BEDROOMS
- FAMILY BATHROOM
- NEST HEATING SYSTEM
- LED DIMMABLE DOWNLIGHTS
- COMMUNAL GARDENS
- TWO PARKING SPACES
- FIRST FLOOR APARTMENT

Robsons are pleased to showcase this inviting, purpose built two bedroom first floor apartment situated on the popular Byewaters Private Development, close to the River Gade and some lovely walks.

This apartment is decorated in modern neutral tones and is approached via a secure, carpeted, communal entrance hall.

The bright and spacious lounge has a large window with views towards the canal and a feature fireplace. The fitted kitchen has ample storage and work surfaces, a gas hob, electric oven and space for appliances and a ceramic 1.5 bowl sink unit incorporates a waste disposal unit and chrome mixer tap. The apartment also benefits from new UPVC windows, Vaillant boiler and wooden floors,





There are two good sized bedrooms in the apartment. The family bathroom has a P shaped bath with an Aqualisa digital shower and shower screen, wc and vanity style basin and cabinet with storage. In addition there is a wall mirror, an extractor fan and chrome fittings.

This property has the benefit of two parking spaces and attractive communal gardens, together with a lease of over 101 years.

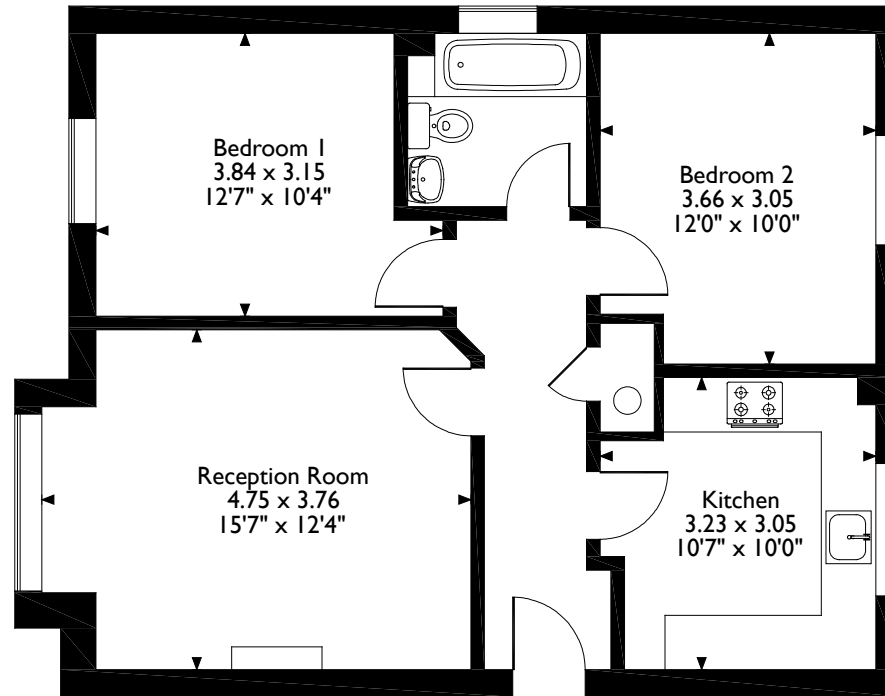
Byewaters Private Development is adjacent to picturesque Croxley Green, providing the perfect backdrop as it offers village charm in the rural suburbs of Hertfordshire. The property is within easy reach of Croxley Green and Rickmansworth town centres with their wide range of boutique shops, coffee houses, restaurants and the major supermarkets. The Metropolitan and Chiltern line train services connects you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junctions 17 and 18 connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages.

Tenure: Leasehold
Lease Term: 100 years
Service Charge: £1,400 pa
Local Authority: Watford Borough Council
Council Tax Band: D
Energy Efficiency Rating: Band C



Evensyde, Watford, Hertfordshire

Approximate Gross Internal Area 62 Sq M/665 Sq Ft



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

ROBSONS

130 High Street, Rickmansworth, Hertfordshire, WD3 1AB
Tel: 01923 777762 Email: rickmansworth@robsonswb.com

www.robsonswb.com

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1