



245 Prestwick Road, Watford, WD19 6EJ

Guide Price £194,000, this is a 40% share of the full market value £485,000

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About the property

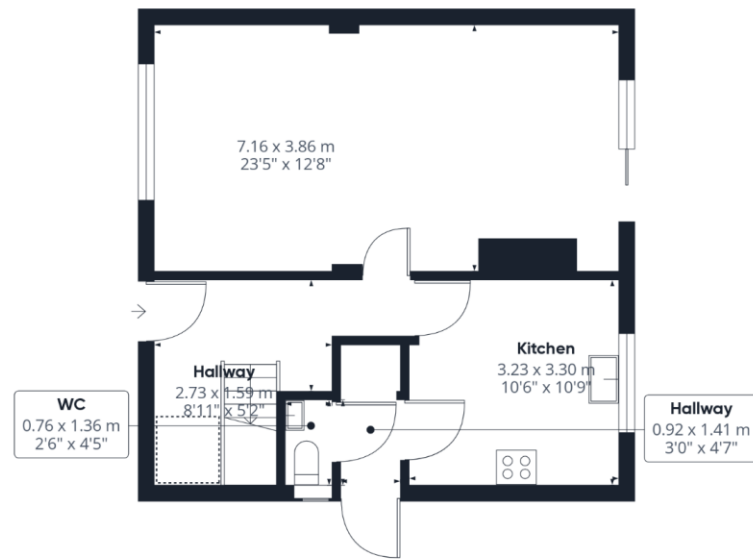
This three bedroom shared ownership home is currently undergoing a full refurbishment and ready for early reservation with completion available as early as March 2024! On entering the newly refurbished property, you are welcomed in to a spacious hallway leading to a modern kitchen and a generously sized living room with sliding doors accessible to the South East facing garden. The first floor offers three double bedrooms and a stylish family bathroom. This family home also benefits from off road parking and a downstairs WC.

****Please note:***

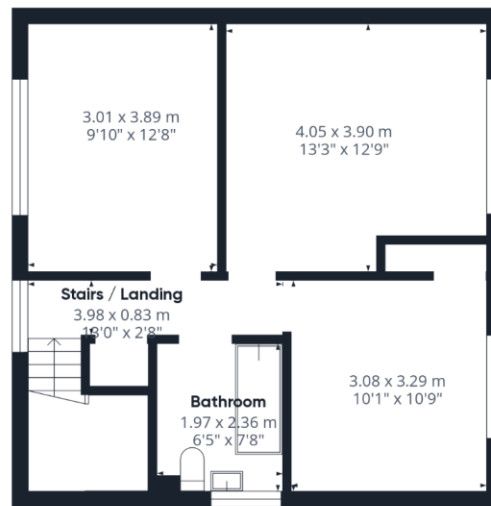
- *This is a mortgageable property but only certain lenders will be willing to lend on this type of construction.*
- *The internal photos are used as a guide only to give an example of the standard of the refurbishment once complete.*
- *The property is not yet ready to view but is available for early reservation now, virtual tour available upon request.*



- Shared Ownership
- No upper chain
- Minimum share available 40%
- No fines concrete house
- Newly refurbished
- Downstairs WC



Floor 0



Floor 1

Approximate total area⁽¹⁾

97.47 m²

1049.17 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.

GIRAFFE360

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: D
 Approximate floor area: 1049 sq ft
 Tenure: Leasehold (990 years)
 Service charge: £384 per annum
 Rent: Calculated at 3% of the remaining share per annum

Nearest Station: 0.6 miles to Carpenders Park
 Distance to Town Centre: 2.4 miles to Watford
 Nearest Motorway: 4 miles to M1

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		
81-91	B		
69-80	C		77 C
55-68	D	66 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.

