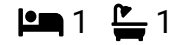




Dwight Road, Watford, WD18

£265,000



A well presented one bedroom ground floor flat situated in a private gated development with allocated parking space, private patio area at the rear, entryphone system, gas central heating and bike storage.

Located along Tolpits Lane close to Watford General Hospital, Merchant Taylors School, Moor Park Station and Rickmansworth.

Lease approx 118 years left, council tax band C and EPC rating C.





Floor Area
sq. ft.

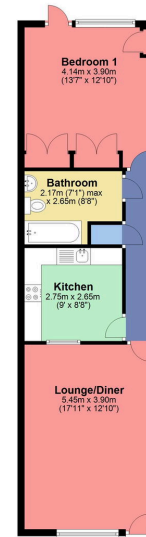
Tenure
Leasehold

Service Charge
£ per annum

Ground Rent
£ per annum



Ground Floor
Approx. 56.7 sq. metres (609.8 sq. feet)



Total area: approx. 56.7 sq. metres (609.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	