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**THROSTLE PLACE
BOUNDARY WAY, WATFORD
HERTS WD25 7SU**

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This absolutely stunning first floor apartment offers extremely well planned living accommodation. Bright and airy lounge/diner, superbly fitted kitchen with small breakfast bar. Large bedroom with fitted wardrobes. 4 piece bathroom. Ample storage. Gas fired central heating, double glazing and so much more. An early internal inspection is a must to appreciate this superb residence.

This property is ideally situated being close to shops, schools and bus routes. For the commuter there is excellent access to the major road links M1, M25, A1 and A405.

£200,000 ... LEASEHOLD

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COMMUNAL ENTRANCE VIA ENTRY PHONE

Stairs to first floor with doors through to hallway.

HALLWAY

Tiled flooring. Built in storage cupboard with slatted shelving for linen.

LOUNGE

17' 0" x 11' 0" (5.18m x 3.35m)

Laminated flooring. Radiator. Double glazed window.
TV aerial point. Doors open onto kitchen.



KITCHEN

10' 7" x 10' (max)" (3.23m x NaNm)

Delightfully fitted in white units and comprising single drainer stainless steel sink with mixer tap, cupboards under. Plumbing for washing machine. Full range of wall and base units with work surface over. Inset 4 ring electric hob. Electric oven. Double glazed window to the front. Breakfast bar. Part tiled walls.



BEDROOM

14' 2" x 9' 0" (4.32m x 2.74m)

Double glazed window. Range of fitted wardrobes.
Radiator. Large recess which measures approximately 4' x 6'.



BATHROOM

Four piece with Jacuzzi bath, mixer tap and shower attachment. Pedestal wash hand basin. Low flush WC. Independent shower cubicle. Large storage cupboard houses the gas fired boiler which supplies the domestic hot water and central heating system. Recess lighting. Tiled flooring.

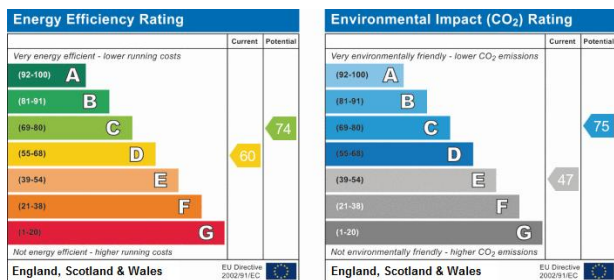


LEASE

We understand from the Vendor the lease is 96 years.

SERVICE CHARGE

We understand from the Vendor the service charge is £80 pcm.



📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

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