



**King Georges Avenue
Watford
Hertfordshire
WD18 7QP**

Offers in Excess of £163,000

bettermove

King Georges Avenue Watford

Bettermove are proud to present this 1 bedroom top floor studio flat in Watford available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated parking space. The council tax band is B.

This is a leasehold property with 65 years remaining on the lease; there is no ground rent and the service charge is approximately £800pa. The lease will be renewed upon completion of the sale.

The interior of this property briefly comprises a spacious living/dining room, fitted kitchen, and the bathroom situated on the top floor of the building.

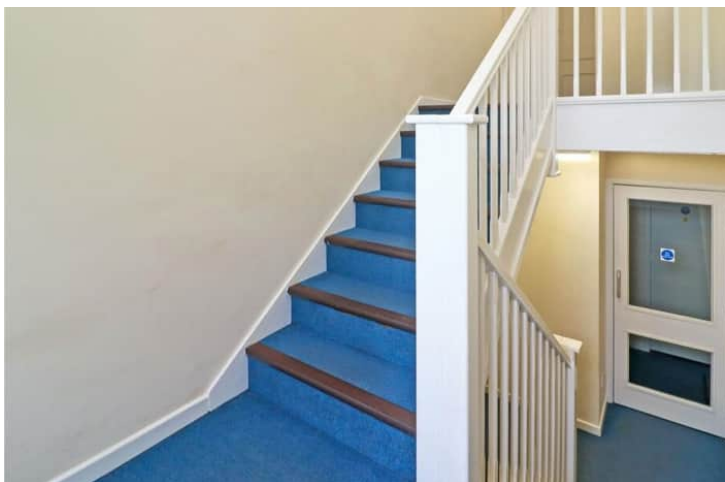
Located in the popular town of Watford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A412, Watford underground station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

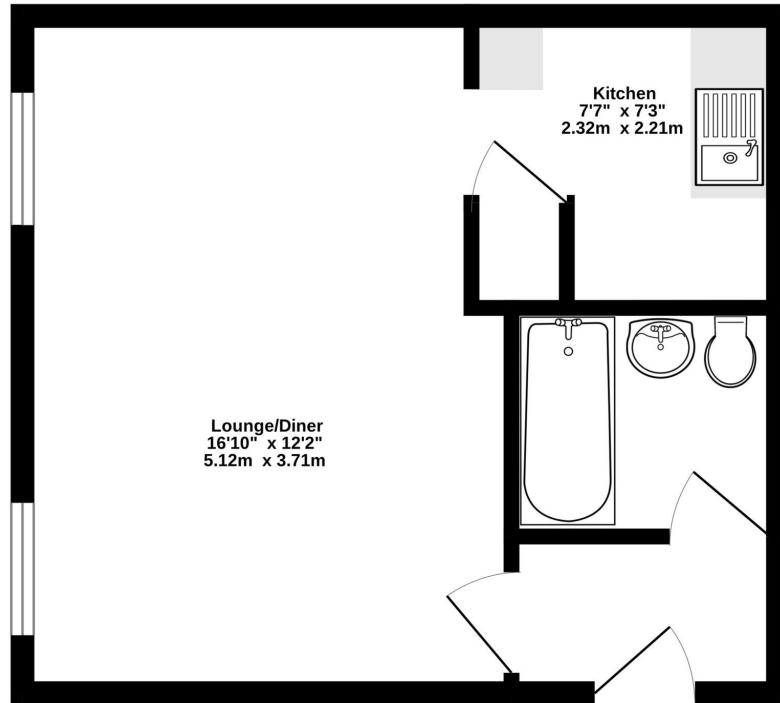
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 316 sq.ft. (29.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total floor areas will include any garage(s) where applicable.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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