



Verulam Court St. Albans Road, Watford WD24 5BJ

welcome to

Verulam Court St. Albans Road, Watford

Situated on the second floor, this well-kept two-bedroom flat offers bright and comfortable living in a highly convenient location. The property features a good-sized open-plan kitchen/reception room, with a modern fitted kitchen complete with integrated units, and two bedrooms - including a master with en-suite shower room. There are also a separate family bathroom and allocated parking included. Positioned just 0.6 miles from Watford Junction and 1 mile from the town centre, it's ideal for commuters. You'll also find a great mix of shops right on your doorstep, plus easy access to the M1, M25 and A41 for added convenience.



Entrance Hall

13' x 6' 5" (3.96m x 1.96m)

Lounge/Kitchen

29' 7" x 11' 4" (9.02m x 3.45m)

Bedroom 1

19' 4" to max x 8' 8" (5.89m to max x 2.64m)

En Suite

5' 7" x 5' (1.70m x 1.52m)

Bedroom 2

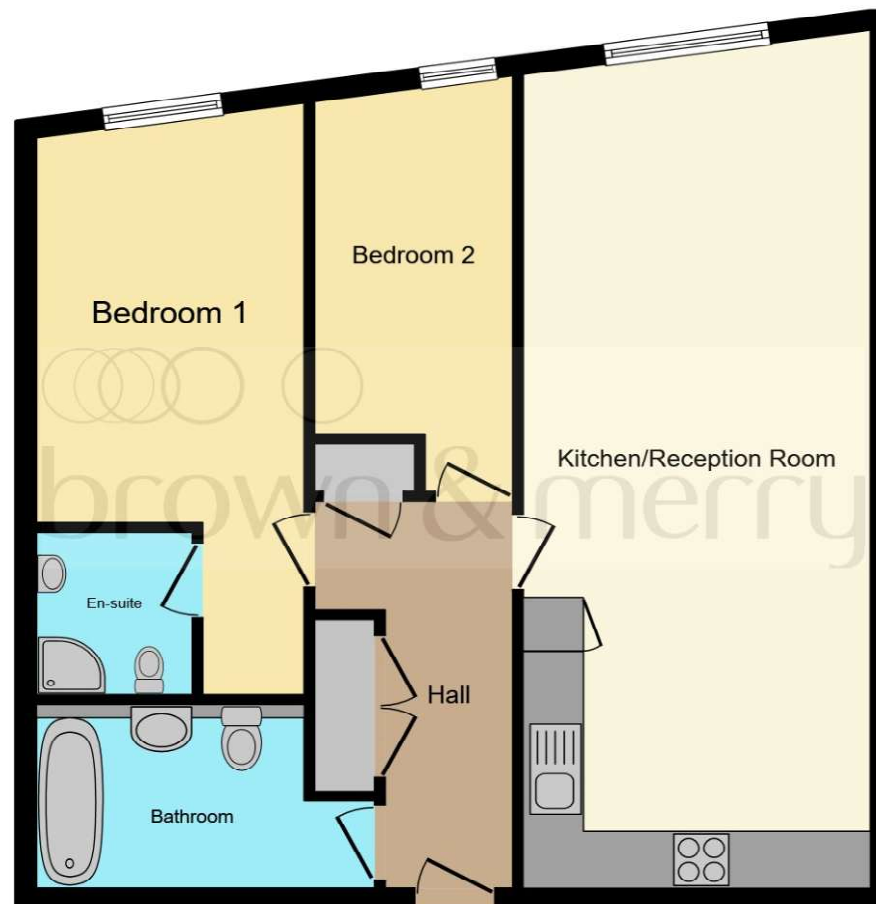
14' 7" x 6' 6" (4.45m x 1.98m)

Bathroom

11' x 6' 1" (3.35m x 1.85m)

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Verulam Court St. Albans Road, Watford

- Two-bedroom top floor flat
- Allocated parking
- En-suite to master bedroom
- Modern fitted kitchen
- Very good decorative order throughout
- 0.6 miles to Watford Junction and 1 mile to the Town Centre
- Easy access for shops and restaurants on St Albans Road
- Easy access to M1, A41 and M25

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1400.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAF105315 - 0003

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brown & merry



01923 248861



watford@brownandmerry.co.uk



104 The Parade, WATFORD, Hertfordshire,
WD17 1AW



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)