






TRINITY COURT
130 HEMPSTEAD ROAD, WATFORD, WD17

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

**Trinity Court, 130 Hempstead
Road, Watford, WD17**

Guide Price £450,000
Leasehold

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

Entrance Hall, Sitting & Dining Room, Kitchen & Breakfast Room, Master Bedroom with En-Suite, Bedroom Two, Family Bathroom, Allocated Parking with separate Visitors Bays, Communal Gardens, Video intercom, No Onward Chain

Council Tax

Council Tax Band D

Hamptons

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{ GROUND FLOOR APARTMENT IN A GATED DEVELOPMENT

The Property

An opportunity to acquire a ground floor apartment situated within an imposing gated development of only 12 apartments. This marvellous apartment is situated on the same road as the famous Grove Hotel with Spa, World Championship Golf Course & the selection of fine dining restaurants and bars. With the convenience of local amenities, Cassiobury Park and a level walk to Watford Town Centre makes an early viewing essential to avoid disappointment. Transport links include access to the M25 at junction 19 or 20 and Watford Junction Train Station with fast trains to London Euston.

Alternatively Watford has a Metropolitan Station to Bakers Street & Aldgate. Internally the property boast generously proportioned rooms off the spacious entrance hall. Double doors open into an impressive 22 ft bay fronted, dual aspect sitting & dining room. A Master Suite boasts built in wardrobes and a well appointed en-suite shower room. Bedroom two is serviced by an adjacent three piece bathroom. The kitchen breakfast room enjoys a modern fitted kitchen with built in appliances.

Outside

The development is approached by an electrically

operated security gate. Each apartment has one allocated parking space accompanied by some visitor spaces for guests. Well maintained communal gardens are for the use of all residents with the rear garden predominantly laid to lawn & a selection of mature shrubs borders.

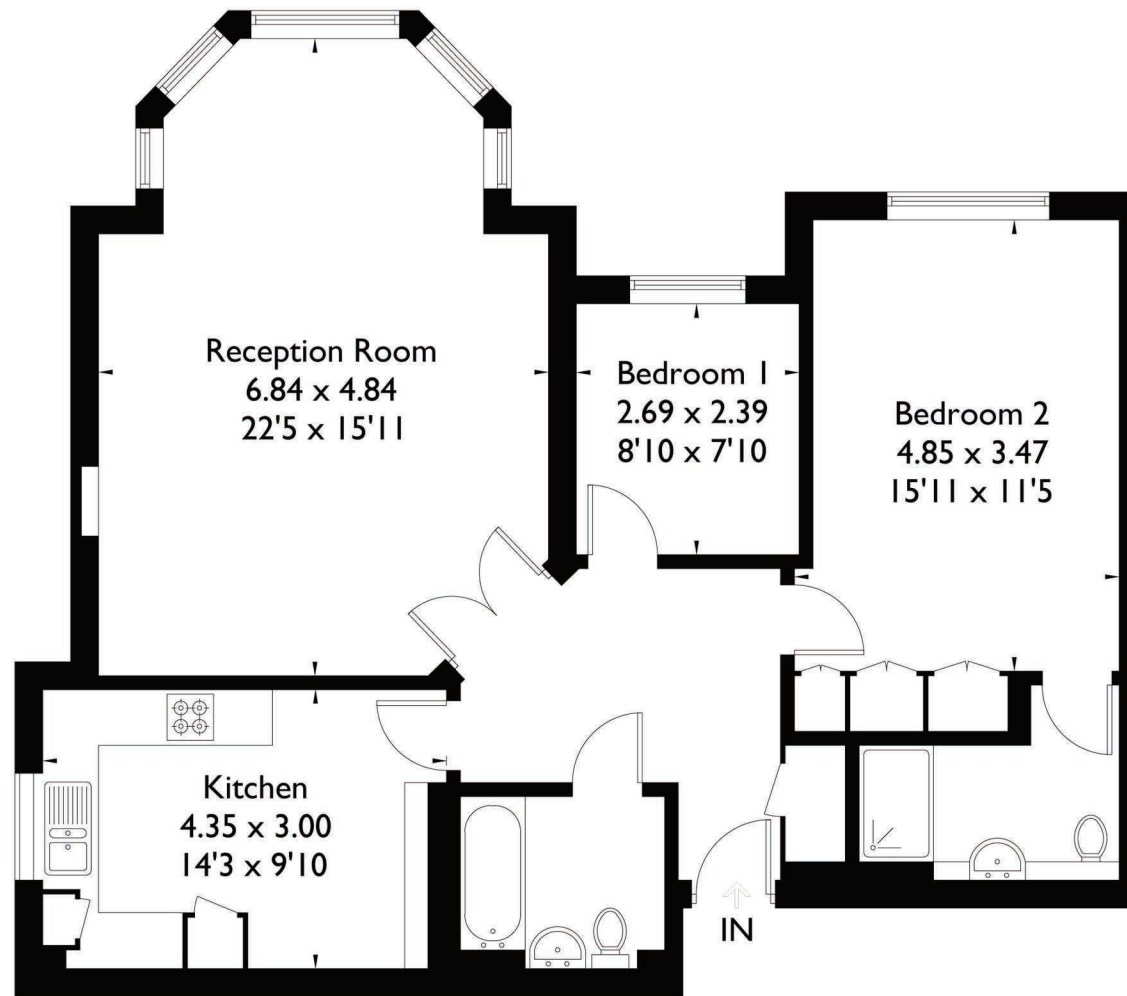


Important Information

Lease expires	24/06/2127
Ground rent per annum	£250.00
Ground rent review date	call for details
Service charge per annum	£2,640.00

Hempstead Road, Watford

Approximate Gross Internal Area = 89.2 sq m / 960 sq ft



Ground Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 174557

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C	76	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

