

13 Mallards Court, Hanger Ruding, Watford WD19 5BQ

Guide Price £170,000

SPACIOUS TWO BEDROOM FIRST FLOOR FLAT IN NEED OF UPDATING



The property is located within walking distance of Carpenders Park Station and within two miles of Rickmansworth Town Centre with its shopping facilities and underground rail services. The main town of Watford with multiple facilities, underground and main line rail services is also within easy reach. The area is well served by local bus routes, schools and recreational facilities. Good road links are within easy reach including the A41 and the M25 London Orbital Motorway that connects to other main road links and the London Airports at Heathrow, Gatwick and Stansted. The property is a first floor two bedroom flat situated in a well maintained purpose built block. The flat has an associated garage within a block and the accommodation is spacious. There is a large living room and a spacious kitchen/diner, as well as a shower room. The dwelling benefits from double glazed windows and warm air central heating. The block does have exceptionally well maintained communal grounds and generally well kept communal hallways. The dwelling is sold with full vacant possession and will be of interest to investment buyers and owner occupiers.

ACCOMMODATION

Entrance Hall, Kitchen/Diner, Reception Room, Shower Room, Bedroom one, Bedroom Two, Garage in Block.

TENURE

Leasehold 99 years from 24 June 1973. Thus approximately 47 years unexpired. The sellers are willing to sign and assign a Section 42 notice between exchange and completion at the buyers cost.

LOCAL AUTHORITY & TAX RATING

Three Rivers
Council Tax Band C
EPC pending

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN