



# oakestates

*Enthusiasm to deliver results*



Southwold Road, North Watford, WD24

£875 per month

Oak Estates are delighted to offer this one bedroom Second Floor apartment to the market vast features include Economy 7 storage heating, d/g windows, spacious living room, modern white bathroom with shower and window, security entry phone, ample guests and residents parking facilities and being ideally located for North Watford BR station, shopping facilities and commuter links M1, M25 and the A41.

## TO LET

01923 212111

## **COMMUNAL GROUNDS:**

Ample guests and residents parking facilities, nicely secluded by mature trees and evergreen shrubs, pathway to communal front door to:-

## **COMMUNAL ENTRANCE HALLWAY:**

Staircase to second floor landing, private front door with peep hole to:-

## **ENTRANCE HALLWAY:**

Georgian style door to living room and further doors to bedroom and bathroom, access to loft storage facility (a handy addition), B.T point, security entry phone, Georgian door to:-

## **LIVING ROOM:**

***14'6" x 10'2" (4.42m x 3.10m)***

A lovely size main reception offering ample space for living and dining furniture, if required, large recently fitted double glazed window overlooking the attractive communal grounds, wall mounted Economy 7 storage heater, B.T, T.V and satellite television points, archway to:-



**KITCHEN:**

***10'4" x 6'9" (3.15m x 2.06m)***

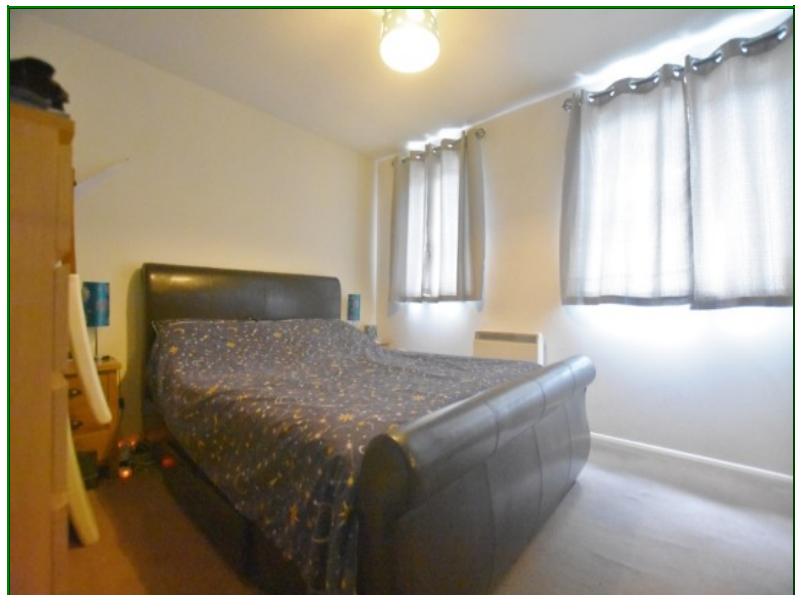
Fitted with a comprehensive range of maple wall, base, drawer and full height units, single drainer stainless steel sink unit with mixer tap, ample roll edge work surfaces, tiled splashback, fridge freezer space, plumbing for automatic washing machine, space for tumble dryer, breakfast bar area, large UPVC double glazed window overlooking the communal grounds, door to airing cupboard housing hot water tank and shelving (a handy storage facility).



**BEDROOM:**

***12'6" x 11'2" (3.81m x 3.40m)***

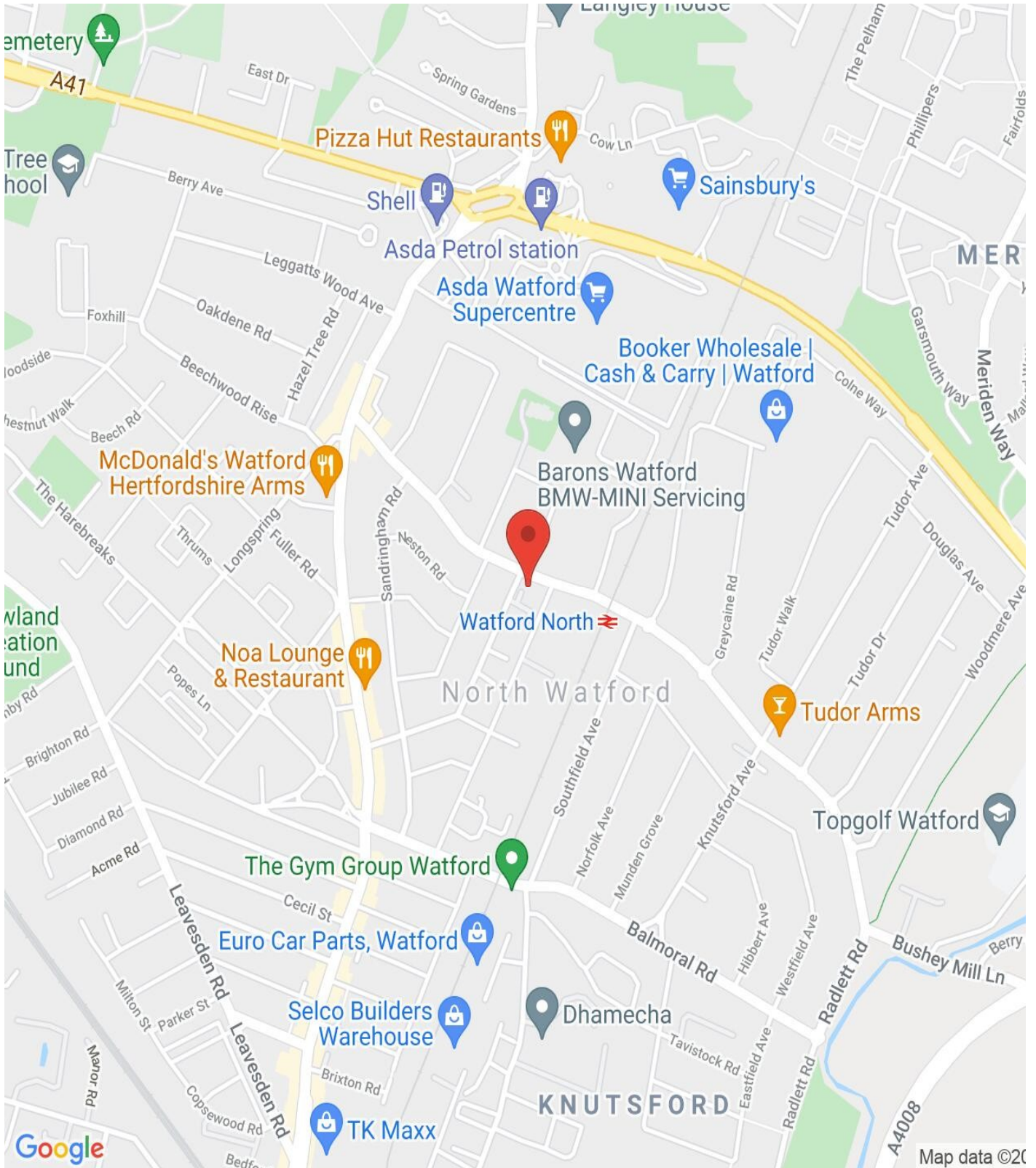
Accessed from the entrance hallway. A super size bedroom benefitting two double glazed windows to front, Economy 7 wall mounted storage heater, brush chrome switches.



## **BATHROOM:**

Three piece white suite comprising panel enclosed bath with chrome mixer tap, shower screen housing 'Mira' shower unit, pedestal wash hand basin, low flush W.C, obscured glass double glazed window to rear, chrome heated towel rail, attractive half tiled walls, a lovely fresh light, bright bathroom.





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