



18 Tippen Court, Bucknall Place, Watford, WD19 7EH

Asking Price £87,500, this is a 25% share of the full market value £350,000

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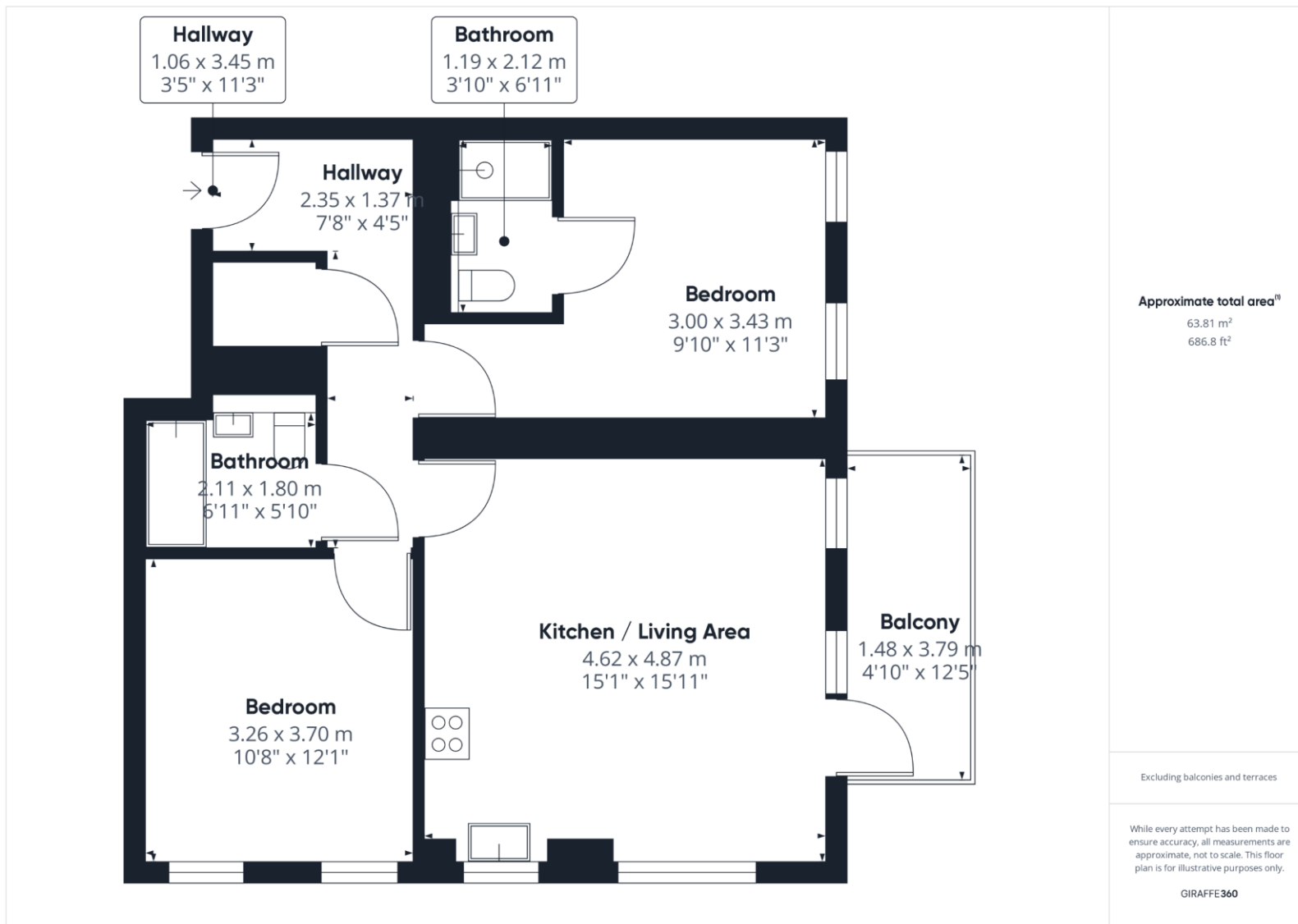
About the property

This light and airy apartment offers both space and style with its modern interior and two double bedrooms. Partially owned by Home Group, this shared ownership apartment was newly built in 2018 and comes with 4 years remaining on the NHBC warranty. The open plan living/kitchen area benefits from double aspect windows and access to a private balcony. This home also benefits from lift access, allocated parking and a long lease of 243 years remaining.

Please note, the asking price represents a 25% share.



- Shared Ownership
- Private balcony
- Top floor with lift
- Modern interior
- Allocated parking
- Close to station



To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Three Rivers District Council
Council Tax: C

Approximate floor area: 686 sq ft

Tenure: Leasehold (243 years remaining)

Service charge: £161.62 per month

Rent: £793.93 per month (based on a 25% share)

*The service charge and rent shown represent the charges payable from 1st April 2024.

Nearest Station: 0.3 miles to Carpenders Park

Distance to Town Centre: 2.7 miles to Watford High Street

Nearest Motorway: 4.5 miles to M1

Area Information

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London combined with plenty of green space, Watford offers the best of both worlds.

Watford Town Centre has a variety of entertainment and retail options, including a big shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis and cricket and many leisure & health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, kids' attractions & a nature reserve.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

