



198 Hayling Road, Watford, WD19 7PR

Asking Price £160,000, this is a 40% share of the full market value £400,000

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# About the property

This newly available shared ownership property is currently undergoing a full refurbishment and ready for early reservation now! On the ground floor, you will find a light and airy living room leading to a modern kitchen with a view of the garden. The first floor offers two double bedrooms, a small study/single bedroom and a fully tiled bathroom.

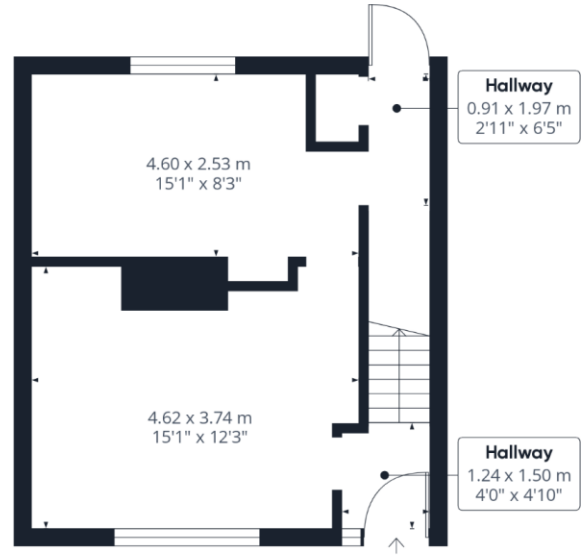
*\*Please note:*

- *The internal photos are used as a guide only to give an example of the standard of the refurbishment once complete.*
- *The property is not yet ready to view but is available for early reservation now.*
- *Virtual tour available upon request.*

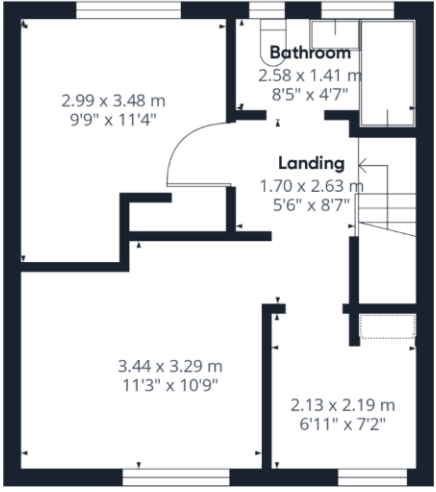


- Shared Ownership
- No upper chain

- Newly refurbished
- Minimum share available 40%



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
 67.67 m<sup>2</sup>  
 728.41 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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To view this property, contact us on-  
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Local Authority: Three Rivers District Council  
 Council Tax: D  
 Approximate floor area: 728 sq ft  
 Tenure: Leasehold (990 years)  
 Service charge: £384 per annum  
 Rent: Calculated at 3% of the remaining share per annum

Nearest Station: 0.9 miles to Carpenders Park  
 Distance to Town Centre: 3 miles to Watford  
 Nearest Motorway: 4.8 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		87 B
69-80	C	72 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.

