



## 3 bed apartment to buy in WD24

Orphanage Road, Watford, Hertfordshire, WD24 4QH

**£375,000** Starting Bid

 x3
  x2
  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Stunning Three / Two Bedroom Split Level Apartment
- ✓ Beautiful Former Chapel Conversion in Historic Location
- ✓ Bright and Spacious Galleried Accommodation
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Stunning three bedroom split level apartment set within a Grade II listed former chapel conversion, with two parking spaces, ideally located close to Watford Junction station and amenities. Beautifully presented throughout, and offering enormous character appeal, the property provides bright and spacious galleried accommodation with a wealth of original features including superb stained glass windows and double height ceilings. Further features include a breath-taking open plan reception/kitchen with exposed brickwork and imposing arched church window, well equipped kitchen area, galleried master bedroom, family bathroom, en-suite, under-floor heating to the ground floor, ample inbuilt storage, and share of the freehold (available by separate negotiation).

Accommodation comprises entrance hall with inbuilt storage, leading into the impressive open plan dual aspect reception/kitchen with double height ceiling and beautiful original stained glass windows. The kitchen area comprises a modern range of matching cream fronted wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven below, and further space for appliances. The room offers a wonderful space for entertaining, relaxing and dining, overlooked by the versatile additional mezzanine area and master bedroom with stylish en-suite. Additionally to the ground floor there is a generous double bedroom with stained glass window and a useful downstairs bathroom with modern suite and part tiled walls.

The property is enviably located in a beautiful neo-Gothic building on the sought after Reeds Development, the site of the historic former London Orphan Asylum dating back to the 1800's and serviced by the chapel in which this property is situated. The building is just a short walk from Watford Junction station and numerous regular bus routes providing unrivalled cross-London links. The area further offers an array of shops, bars, cafes, restaurants and amenities, all within just a short distance.

Council Tax Band: F

Tenure: Leasehold

Length of Lease: 101

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £3,600.00

Price: Starting Bid £375,000

Property Type: Apartment

Parking: Allocated

Year built: 1800

Construction materials: Brick and block, Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

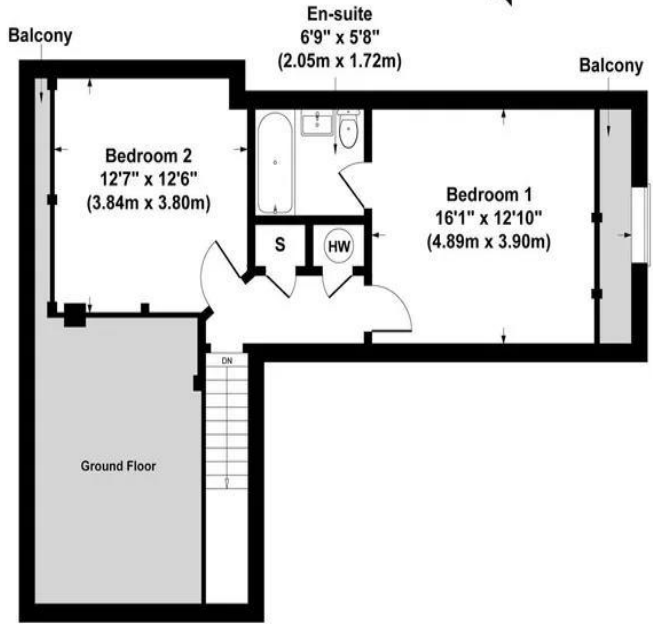
Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

2 Reeds Chapel, Orphanage Road , Watford , WD24 4QH  
Gross Internal Area 1087 sq ft /101 sq metres



Ground Floor



First Floor

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Orphanage Road, Watford, Hertfordshire, WD24 4QH

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

