



GUIDE PRICE

£235,000

Observer Drive

Watford, WD18 7GF

PROPERTY SUMMARY

Welcome to this stylish and well-presented one bedroom 2nd-floor apartment offering a modern living experience in a convenient location. Accommodation consists of a hallway, large lounge/diner, modern appliance kitchen, double bedroom and a modern bathroom. One of the standout features of this property is its proximity to Watford Metropolitan Station, ideal for commuters, as well as being close to Watford Boys Grammar School for families. For nature lovers, Cassiobury Park is just a stone's throw away. Parking is made easy with one allocated parking space for your vehicle, along with visitors parking for guests. The central heating and hot water are efficiently provided by a new energy-efficient gas combi boiler, ensuring your comfort all year round. Lease 171 years remaining until 10/5/2195 Service Charges: £141.92 PCM including water rates and ground rent (£1703.04 PA) Don't miss out on the opportunity to make this apartment your new home. Book a viewing today.

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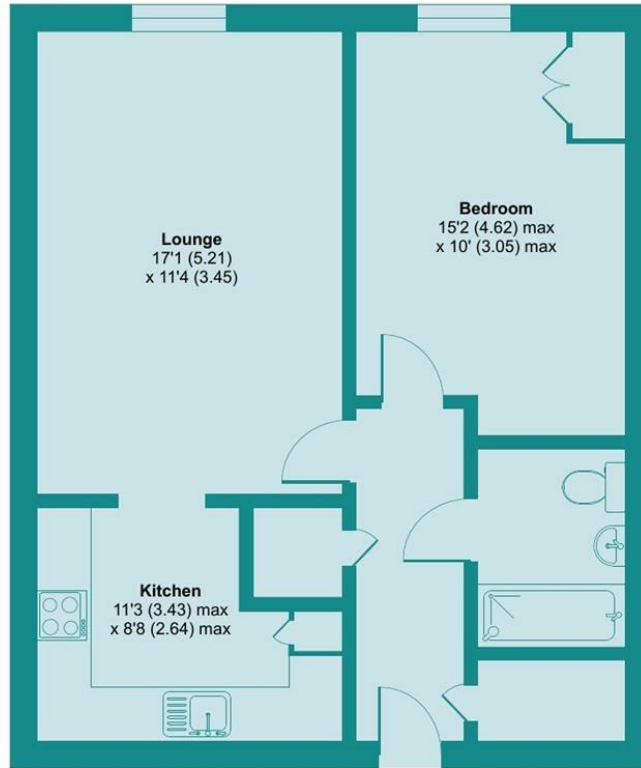
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Gloucester Court, Observer Drive, Watford, WD18 7GF

Approximate Area = 574 sq ft / 53.3 sq m
For identification only - Not to scale



SECOND FLOOR

LOCAL AUTHORITY
Watford Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Estate Agents. REF: 1194654



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