



**BEAUTIFULLY PRESENTED TWO BEDROOM, TWO BATHROOM APARTMENT
OVERLOOKING CASSIOBURY PARK WITH NO ONWARD CHAIN**

Gate House Place, Watford, Hertfordshire, WD18 7BY

ROBSONS

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KITCHEN/RECEPTION ROOM • PRINCIPAL BEDROOM WITH EN-SUITE • SECOND DOUBLE BEDROOM • FAMILY BATHROOM • ENTRY SECURITY SYSTEM • ALLOCATED PARKING SPACE & VISITORS BAYS • CONVENIENT ACCESS TO TRANSPORT LINKS & SCHOOLS • NO ONWARD CHAIN

Description

This stunning two-bedroom, two-bathroom apartment spans over 680 sq. ft. and enjoys an enviable position overlooking Cassiobury Park. Situated within a modern, well-managed development in the heart of Watford, the property benefits from allocated parking and is within walking distance of both Watford Metropolitan Station and Watford Junction.

Finished to a high standard throughout, the apartment features a spacious open-plan living and dining area filled with natural light, complemented by a sleek fitted kitchen with integrated appliances. The principal bedroom boasts an en-suite shower room, while the second double bedroom is served by a stylish family bathroom. Additional highlights include ample storage, secure entry access, and immaculately maintained communal areas.





Perfectly positioned within walking distance of Watford Boys and Girls Grammar Schools, the property offers excellent commuter links into London and is moments from local parks, shops, and amenities.

This attractive apartment will appeal strongly to investors, cash buyers, and first-time purchasers seeking a turnkey property in a high-demand, sought-after location.

Location

Watford town centre is within close proximity to the property with its comprehensive array of shops and restaurants including the Intu shopping centre. Transport facilities include the main line to Euston from Watford Junction and the Metropolitan Line station with access to Baker Street and the City. Access to the M25 and M1 are close by. There is an excellent selection of schools both private and state including Watford Boys and Girls Grammar Schools.

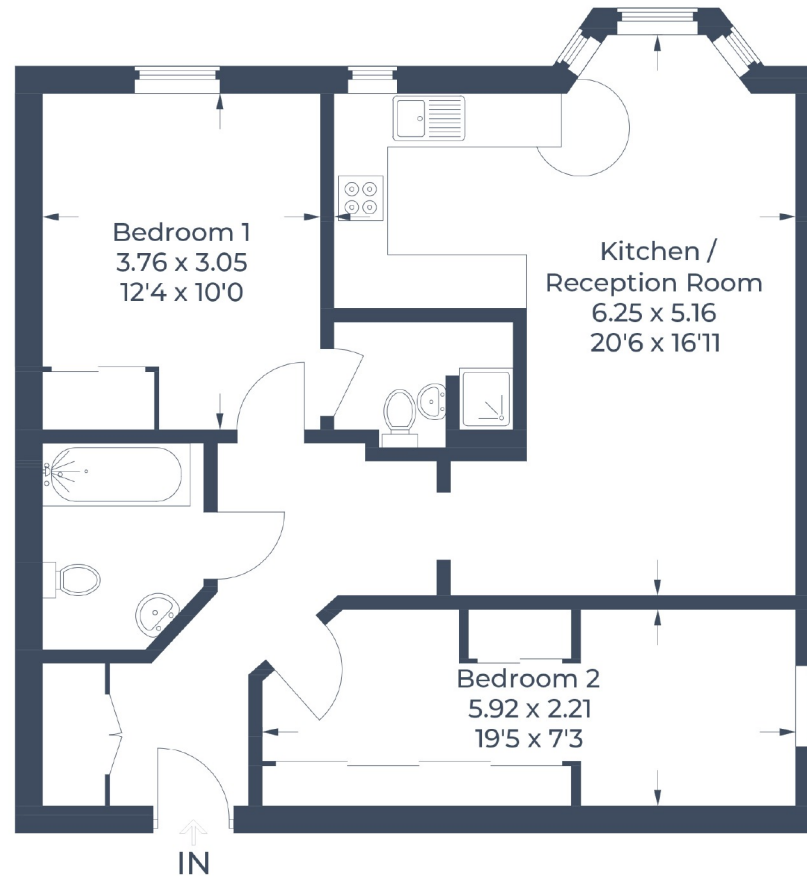
Additional Information

Tenure: Leasehold
Local Authority: Watford Borough Council
Council Tax Band: D
Energy Efficiency Rating: C
Lease Term: 82 Years Remaining
Service Charge: £2,095.00 pa
Ground Rent: £300.00 pa

For additional information, please refer to www.robsonsworld.com or call us on: 01923 777762.



Approximate Gross Internal Area = 67.0 sq m / 725 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

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