



Fitzroy House, Dwight Road, Watford, WD18



FOR SALE £250,000 Leasehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

We are delighted to present this spacious 1-bedroom ground floor apartment, situated in a newly developed, gated community in Watford, conveniently close to Rickmansworth. This property offers modern living with ample space and numerous amenities, making it an ideal opportunity for both homeowners and investors.

Generously Sized Living Room: The large living area provides plenty of space for relaxation and entertainment, featuring high ceilings that enhance the sense of space and light.

Modern Kitchen : The separate kitchen is equipped with modern appliances and ample counter space.

Spacious Master Bedroom: The master bedroom is well-proportioned, offering comfort and plenty of room for storage.

Modern Bathroom: A sleek, contemporary bathroom with high-quality fittings ensures a luxurious experience.

Private Patio: Enjoy outdoor living with your own private patio, perfect for relaxing.

Own Entrance: The apartment has its own private entrance, adding an extra layer of privacy and convenience.

Allocated Parking Space: No need to worry about parking with your own designated space within the gated development.

Proximity to Watford and Rickmansworth: Located just 3 miles from Watford Town Centre, offering a wide range of shops, restaurants, and entertainment options. Rickmansworth is also nearby, providing additional amenities.

Access to Public Transport: Only 2 miles from Moor Park Tube Station on the Metropolitan Line, offering fast access to Central London and other key areas.

Gated Community: The gated development provides added security and peace of mind.

Lease/Service Charge/Ground Rent: Long lease with 117 years remaining. Service charge £121.00 per month including ground rent.

This property is not only ideal for personal living but also represents a great investment opportunity. With a potential rental income of approximately £1,400 per calendar month, it offers a promising return on investment.

To fully appreciate the quality and potential of this spacious 1-bedroom apartment, we recommend arranging a viewing at your earliest convenience. This is a fantastic opportunity to secure a modern, comfortable home in a highly desirable location.

Don't miss out on this exceptional property—contact us today to schedule your viewing!



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9 Fitzroy

Approximate Gross Internal Area = 62.0 sq m / 667 sq ft

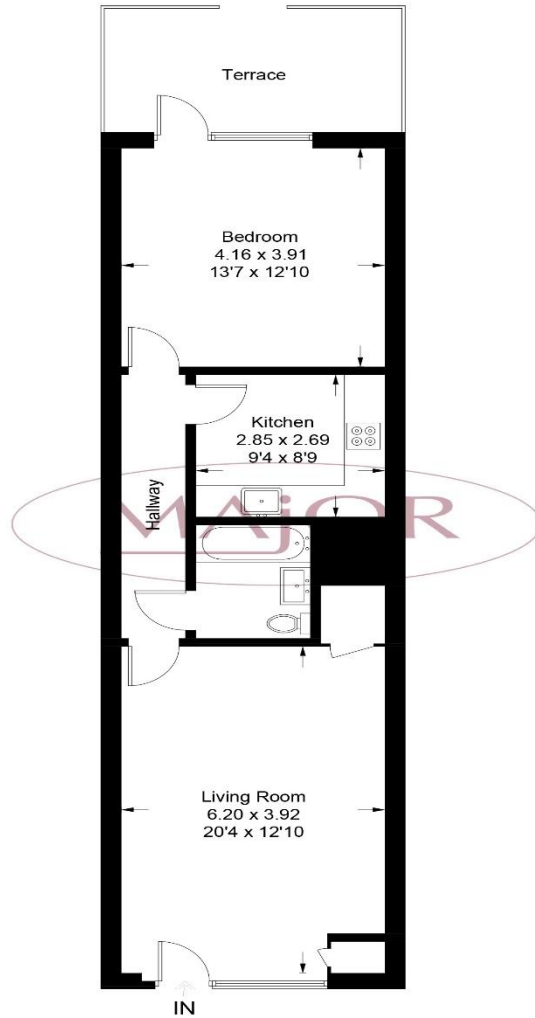
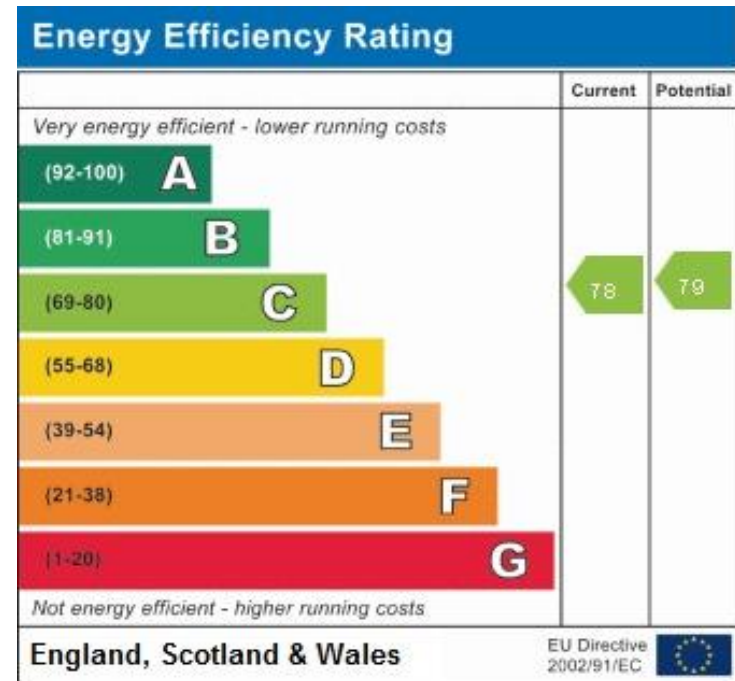


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1092191)



Address:
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Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

