

Grove Mill Lane, Watford, Hertfordshire, WD17 3TU



## £275,000 Share of Freehold Third Floor Studio Apartment

We are pleased to offer this recently converted STUDIO APARTMENT in character building, perfectly situated alongside the grand union canal within the grove conservation area.

- LARGE STUDIO APARTMENT
- SEPARATE BEDROOM AREA
- SECURE GATED PARKING
- STUNNING COMMUNAL GROUNDS
- CHARACTER FEATURES
- NEWLY RENOVATED
- WOODLAND VIEWS
- CONVENIENTLY LOCATED
- BATH & OVERHEAD SHOWER



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A top floor open plan apartment in character converted mill within the grove conservation area. Recently renovated in a classic style with many character features throughout such as real wood & iron. Double Juliet balconies with large canal-side seating and wonderful views over The Grove. Compact & modern kitchen area. Designer lighting. Bath & Overhead shower. Fold out workspace in hallway.

Full use of the stunning communal grounds alongside the canal. Secure gated premises with parking for one. Lift access. Conveniently located a short drive from the M25, M1 & Watford Junction station, with a direct train into London Euston.

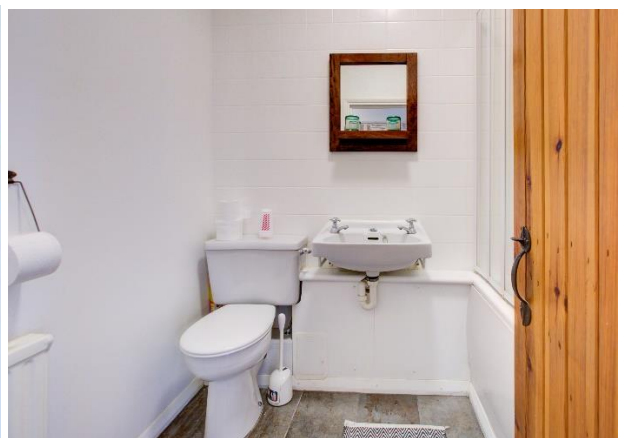
Situated within The Grove conservation area, close to The Grove Golf Club and The Grove Park. Watford Metropolitan Line Station is approximately 2.8 miles away, and you are only a 10-minute drive from Croxley Green, Rickmansworth and the surrounding areas. The M25 can be reached with a short drive via junction 19.

- Local Authority: Watford
- Council Tax: Band C Approx. £1897.32 (2023-2024)
- Approx. Floor Area: 384 Sq ft / 35.6 Sqm
- Lease Remaining: Approximately 978 years remaining.
- Annual Service Charge and Review: Approximately £2,700 per annum
- Nearest Station: 1.9 miles Watford Junction Station – Overground





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# The Grove Mill, Grove Mill Lane, Watford, WD17 3TU

Main house gross internal area = 384 sq ft / 35.6 sq m (Includes Restricted Head Height)



**VIEWING:** Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

**PLEASE NOTE:** It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

**FIXTURES & FITTINGS:** Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		