

Gartlet Road, Watford, Hertfordshire, WD17 2AQ



£275,000 Leasehold

1 Double Bedroom Second Floor Apartment

A well-appointed modern ONE DOUBLE BEDROOM SECOND FLOOR APARTMENT in a prime location, close to Watford Town Centre and High Street.

- NO CHAIN
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- DOUBLE BEDROOM
- MODERN BATHROOM
- PRIVATE BALCONY
- GAS CENTRAL HEATING
- VIDEO ENTRY PHONE SYSTEM
- LIFT
- SECURE GATED RESIDENTS PARKING
- 0.3 MILES FROM WATFORD JUNCTION

Gartlet Road, Watford, Hertfordshire, WD17 2AQ

This well-presented apartment offers an open plan kitchen/living/dining room. The kitchen is modern and has all integrated appliances. The living/dining area has two large windows and a patio door opening out onto a private balcony. There is a good-sized double bedroom with built-in wardrobes and a modern bathroom.

A private parking space is approached via electric gates.

This property is situated less than a mile from Watford Town Centre, 0.3 miles to Watford Junction Station and 0.6 miles from Watford High Street Station, offering great transport links into London and beyond. Local bus routes pass nearby, whilst the area is also serviced by local schools and shopping parades.

- Local Authority: Three Rivers District Council
- Council Tax: Band B Approx. £1739.34 (2024-2025)
- Approx. Floor Area: 508 Sq ft / 47.2 Sqm
- Lease Remaining: Approx. 117 years remaining
- Annual Service Charge and Review: TBC
- Annual Ground Rent and Review: Approx. £300.00 per annum
- Nearest Station: 0.3 miles Watford Junction Station – Overground



Gartlet Road, Watford, Hertfordshire, WD17 2AQ



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
47.2 sq m / 508 sq ft



Third Floor

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.

