

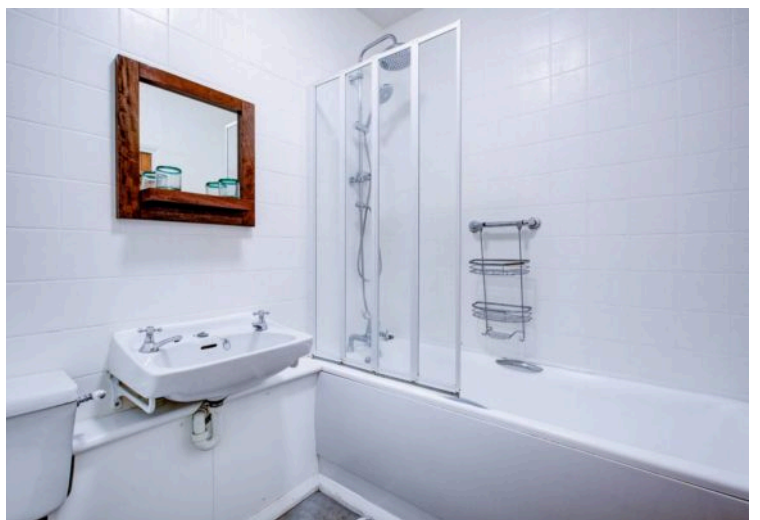
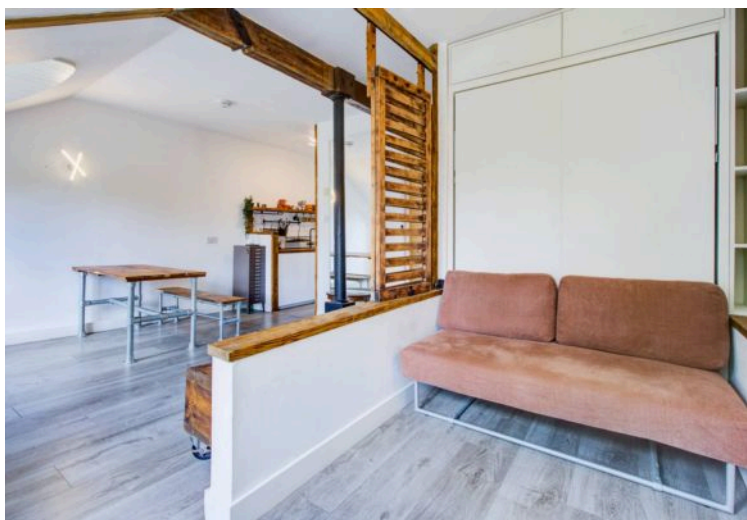


Grove Mill Lane, Watford, WD17

Offers in Excess of £250,000 Share of Freehold

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

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





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.

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.

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. Conveniently located a short drive from the M25, M1 & Watford Junction station, with direct train into London Euston.

Nearest Station: 1.9 miles – Watford Junction Station

Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Remaining Lease Length: Approx. 978 years remaining

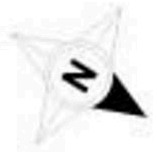
Annual Service Charge: Approx. £3000.00 per annum

Annual Ground Rent: N/A



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)



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

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.