



Elizabeth House, Anglian Close, Watford

In Excess of £280,000

proffitt
& holt





Elizabeth House – THE REEDS

Anglian Close, Watford

Proffitt & Holt are pleased to market this well-presented ground floor flat situated in the Grade II Listed Elizabeth House, part of the sought-after Reeds development in Watford.

Elizabeth House also boasts its own front door entrance to a wonderful communal hall and stairwells. The leaseholder is entitled to use this main entrance with a key. This spacious one-bedroom property exudes character and charm, featuring high ceilings that enhance its airy and open feel. Upon entering, you are greeted by a welcoming entrance hall that leads into a generously proportioned living/dining room. This inviting space offers ample room for both relaxation and entertaining. Adjacent to the living area is a well-appointed kitchen, with modern fittings and ample storage, ensuring a practical and efficient layout.

The double bedroom features built-in wardrobes that provide excellent storage solutions and maximise the room's functionality. The bathroom is clean and functional, offering all necessary amenities.

Externally, there is access to beautiful communal gardens, perfect for enjoying the outdoors without the upkeep responsibilities. Additionally, residents benefit from allocated parking, ensuring convenience and ease of access. This flat is offered with no upper chain, making it an attractive option for those looking to move quickly. The property is located close to local amenities, excellent transport links, and the vibrant town centre of Watford.

Overall, this property is a superb opportunity for first-time buyers, or investors alike, combining comfort, style, and convenience in a highly desirable location.





Elizabeth House – THE REEDS

Anglian Close, Watford

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

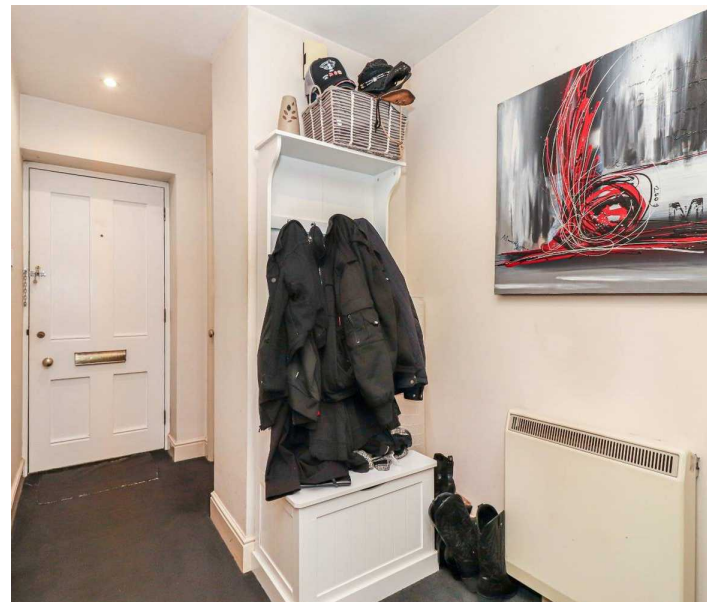
EPC Environmental Impact Rating: D

LOCATION

Elizabeth House is a Grade II Listed building within the sought-after Reeds Development, conveniently situated within half a mile of Watford Junction Station with its fast services to Euston (approx. rail journey time 20 mins), and similarly close to Watford town centre which provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

FEATURES

- High Ceilings
- Ground Floor
- Character
- Close to Station
- One Bedroom
- Close to Town Centre
- Allocated Parking





General Information Services

Mains electricity, water, and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

Tenure is Leasehold

Lease: 125 years from 1/4/94

Ground Rent: £200 p.a.

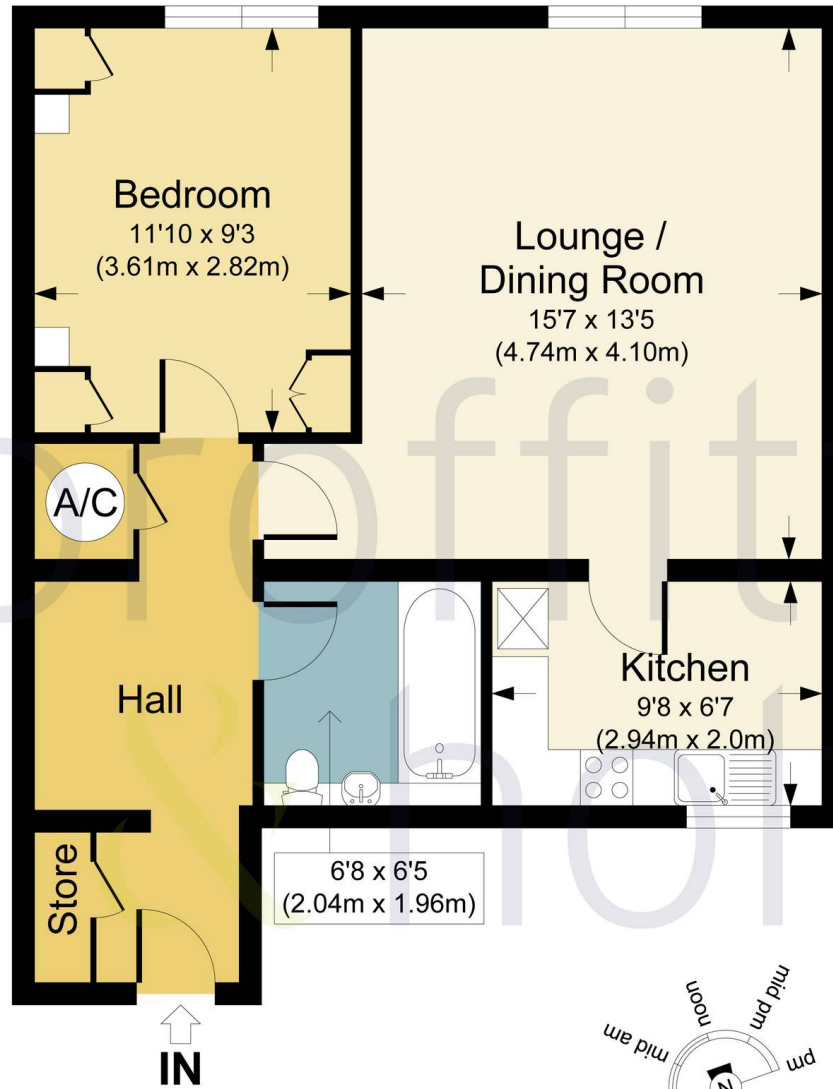
Service Charge: £1,751 p.a. and includes Buildings Insurance.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>







Ground Floor

ELIZABETH HOUSE, WD24

APPROX. GROSS INTERNAL FLOOR AREA 555.41 SQ FT / 51.60 SQ M.
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Proffitt & Holt – Watford

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