



Faircross House, The Parade, High Street, Watford
£275,000

proffitt
& holt





Faircross House, The Parade, High Street, Central Watford

Well-presented and spacious two bedroom apartment located in this convenient central position within a short walk of both Watford Junction and Watford Metropolitan line stations.

The property enjoys a modern fitted kitchen and bathroom, double glazed windows and a security entry gate.

Parking permits can be purchased from the local council.

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Faircross House, The Parade, High Street,

Central Watford

Watford Town Centre 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. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London.

- First Floor 2-Bedroom Apartment
- Security Entry Gate
- Central Watford Location
- Close To Atria Shopping Centre, Watford Met Line Station and Watford Junction Station
- Close to Award-Winning Cassiobury Park
- Re-wired 2022
- Double Glazed Windows
- Gas Central Heating





For broadband and mobile speeds see:

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

General Information

Services

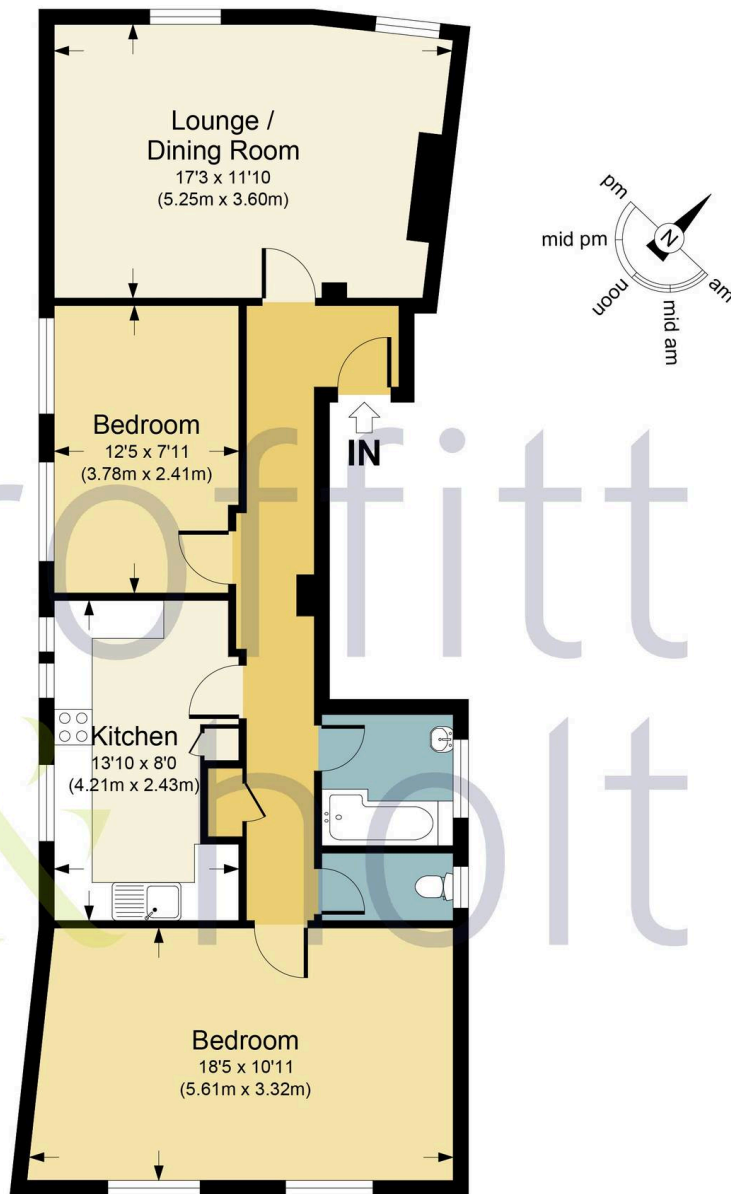
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







First Floor

FAIRCROSS HOUSE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 762.73 SQ FT / 70.86 SQ M
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Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • watford@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

