



# Palace Apartments 49-53 The Parade, Watford

In Excess of £300,000

proffitt  
& holt





## Palace Apartments 49-53 The Parade, Watford

Presenting a stunning modern apartment situated in the heart of Watford town centre.

This immaculate one-bedroom residence is located on the first floor and boasts two private balconies, one accessible from the spacious lounge and the other from the generous double bedroom. The apartment features an open-plan layout, seamlessly integrating the kitchen, lounge, and dining areas, creating a bright and inviting living space. The kitchen is fitted with top-of-the-line appliances and finishes, reflecting the high standard of the entire property. The contemporary bathroom is equally impressive, offering both style and functionality. A well-appointed hallway connects the various spaces within the apartment, contributing to the overall sense of flow and cohesion.

Every aspect of this property is finished to a high specification, ensuring a pristine living environment for its new occupants. Located on the high street, this apartment benefits from excellent access to local amenities, including shops, restaurants, and public transport links, making it an ideal choice for those seeking convenience and modern living in Watford.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## Palace Apartments 49-53 The Parade, Watford

The property is Ideally situated in Central Watford for easy access to Watford's extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. For the road user, access to the motorway network is also close-by, with the M25 & M1 motorways being accessible, typically, within a drive of 5-10 minutes. Also, close-by is the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants and the recently built Watford Central Sports Leisure Centre including gym and swimming pool facilities.



- One Bedroom
- Close to Amenities
- Town Centre Location
- First Floor Flat
- Long Lease
- Two Balconies
- No Upper Chain
- High Specification





***For broadband and mobile speeds see:***

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

## **General Information**

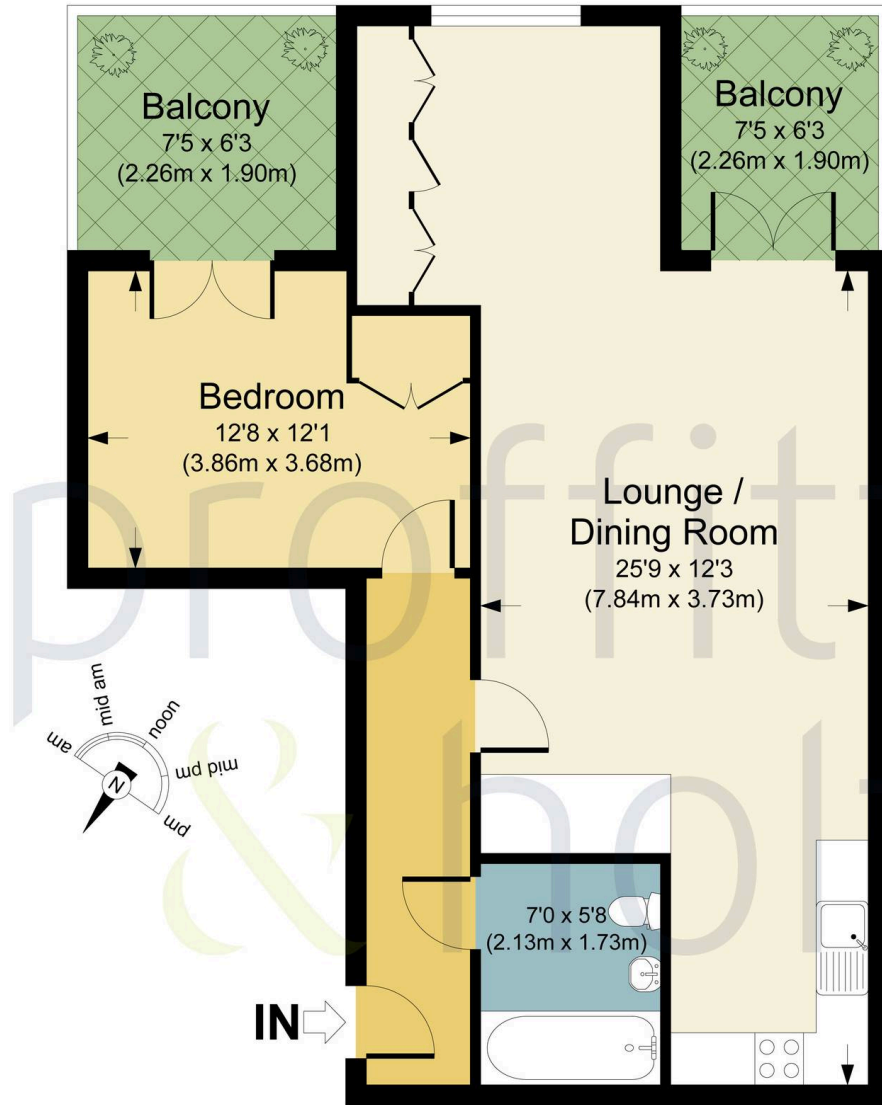
### **Services**

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

6 PALACE APARTMENTS, WD17

APPROX. GROSS INTERNAL FLOOR AREA 564.24 SQ FT / 52.42 SQ M  
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# Proffitt & Holt – Watford

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