



Balmoral Road, Watford

Guide Price **£285,000**

proffitt
& holt





Balmoral Road

Watford

Proffitt & Holt are delighted to bring to the market this beautifully presented and recently refurbished two-bedroom first-floor flat, offered chain free and finished to a high standard throughout.

The property benefits from a share of freehold with over 900 years remaining on the lease, along with low charges, making it an excellent option for homeowners and investors alike. The accommodation comprises a bright and spacious living area, a modern fitted kitchen, and a stylish bathroom. The main bedroom features fitted wardrobes, providing excellent storage space. Resident's parking is also available.

Situated close to shops, schools, parks, and major motorway links, this property offers both comfort and convenience.

For more information or to arrange a viewing, contact Proffitt & Holt today!

Council Tax Band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





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The property is situated within a sought-after residential location within the catchment area and easy walking distance of Knutsford School, Parkgate School and playing fields. Also close-by are local shops, amenities and the Watford North train station which runs an Abbey Line service between St Albans and Watford Junction. Watford Junction provides fast and frequent services to London, Euston and for the road user, the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

Watford Town Centre provides extensive shopping, transport and entertainment facilities including the Atria Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants.

- Two Bedrooms
- First Floor Flat
- Off-Street Parking
- Share of Freehold
- Low Charges
- Newly Refurbished
- Close to Schools, Shops and Parks
- No Upper-Chain
- Views Over The River Colne and Countryside Beyond





For broadband and mobile speeds see:

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

General Information

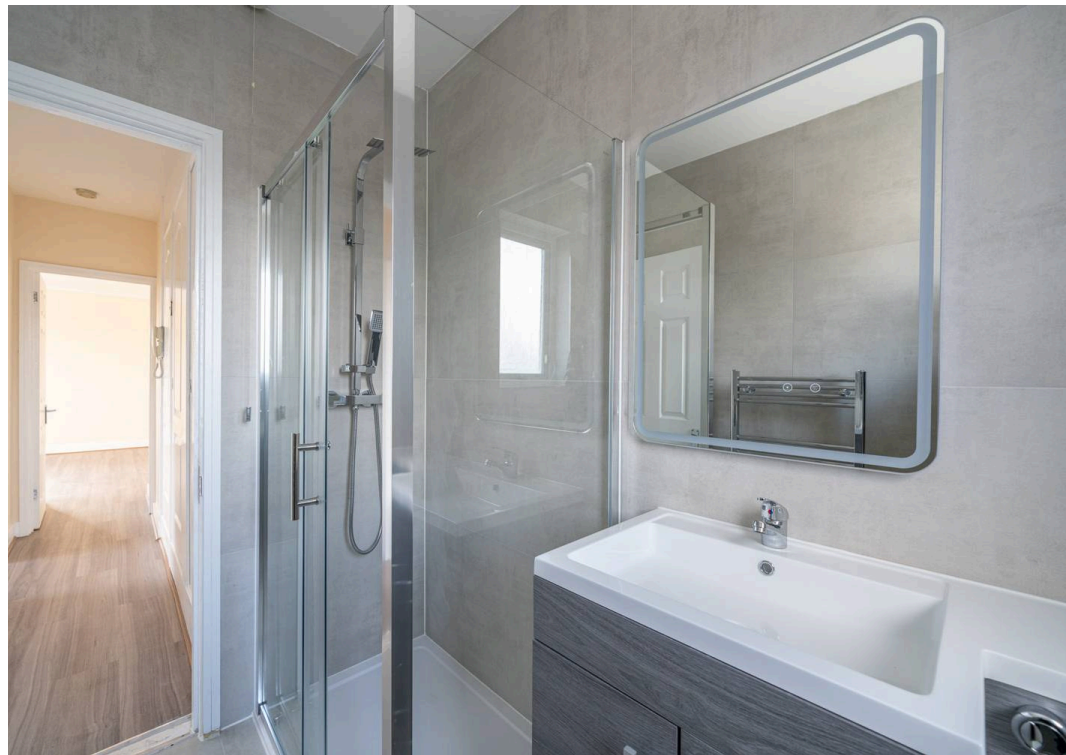
Services

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.





Floor Plan

Approx. 51.7 sq. metres (556.9 sq. feet)



Total area: approx. 51.7 sq. metres (556.9 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Proffitt & Holt – Watford

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