



Elton Park, Watford

In Excess of £200,000

proffitt
& holt





Elton Park

Watford

A fantastic opportunity for first-time buyers, investors, or commuters!!.

This second floor studio apartment is ideally positioned within a short walk of Watford Junction station, Watford town centre, and the beautiful open spaces of Cassiobury Park.

The accommodation features a dual aspect lounge/bedroom area, a separate kitchen, and a bathroom. Further benefits include allocated parking, and the advantage of no upper chain.

With excellent access to local amenities, transport links, and major road networks, this property represents an ideal first step onto the ladder or a strong investment opportunity.

Council Tax Band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E





Elton Park

Watford

Watford Town Centre provides extensive shopping, transport and entertainment facilities, including the Intu Watford shopping centre, several theatres, 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 tube station and Watford Junction mainline station provide fast and frequent services into London.

- Under half a mile from Watford Junction
- Second floor studio flat
- Double glazing
- Electric heating
- Kitchen with appliances
- Communal gardens
- Allocated parking





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.





Second Floor

7'7 x 5'1
(2.31m x 1.54m)

ELTON PARK, WD17

APPROX. GROSS INTERNAL FLOOR AREA 367.80 SQ FT / 34.17 SQ M.

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