



Norbury Avenue, Watford

Offers in Excess of £300,000

proffitt  
& holt







## THE REEDS – Norbury Avenue

Watford

Proffitt & Holt present this smartly presented two-bedroom flat in a gated development near Watford Junction.

Situated on the second floor of a well-maintained and secure gated development, this recently renovated flat is ideally located just a short walk from Watford Junction Station, making it a fantastic opportunity for both first-time buyers and investors alike.

The accommodation includes a spacious lounge/diner with a Juliet balcony, a separate fitted kitchen, and two bedrooms—each with built-in wardrobe space. There is also a recently fitted modern shower room with WC, and a generous entrance hall offering useful storage.

Further benefits include allocated parking, a secure entry system, and well-kept communal grounds, all within easy reach of Watford's town centre, excellent transport links, and highly regarded schools.

A well-positioned, low-maintenance home offering both comfort and convenience.

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E







## THE REEDS – Norbury Avenue

Watford

Norbury Avenue is situated within a walk of 10 minutes to Watford Junction station which provides a swift and frequent service into London Euston (18 mins) and within a similar walking distance is 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.

- Two Bedrooms
- Second Floor Flat
- Recently Renovated
- Excellent First-Time or Investment Property
- Built-in Wardrobe Space
- Allocated Parking
- Gated Estate
- Close to Watford Junction Station





***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.



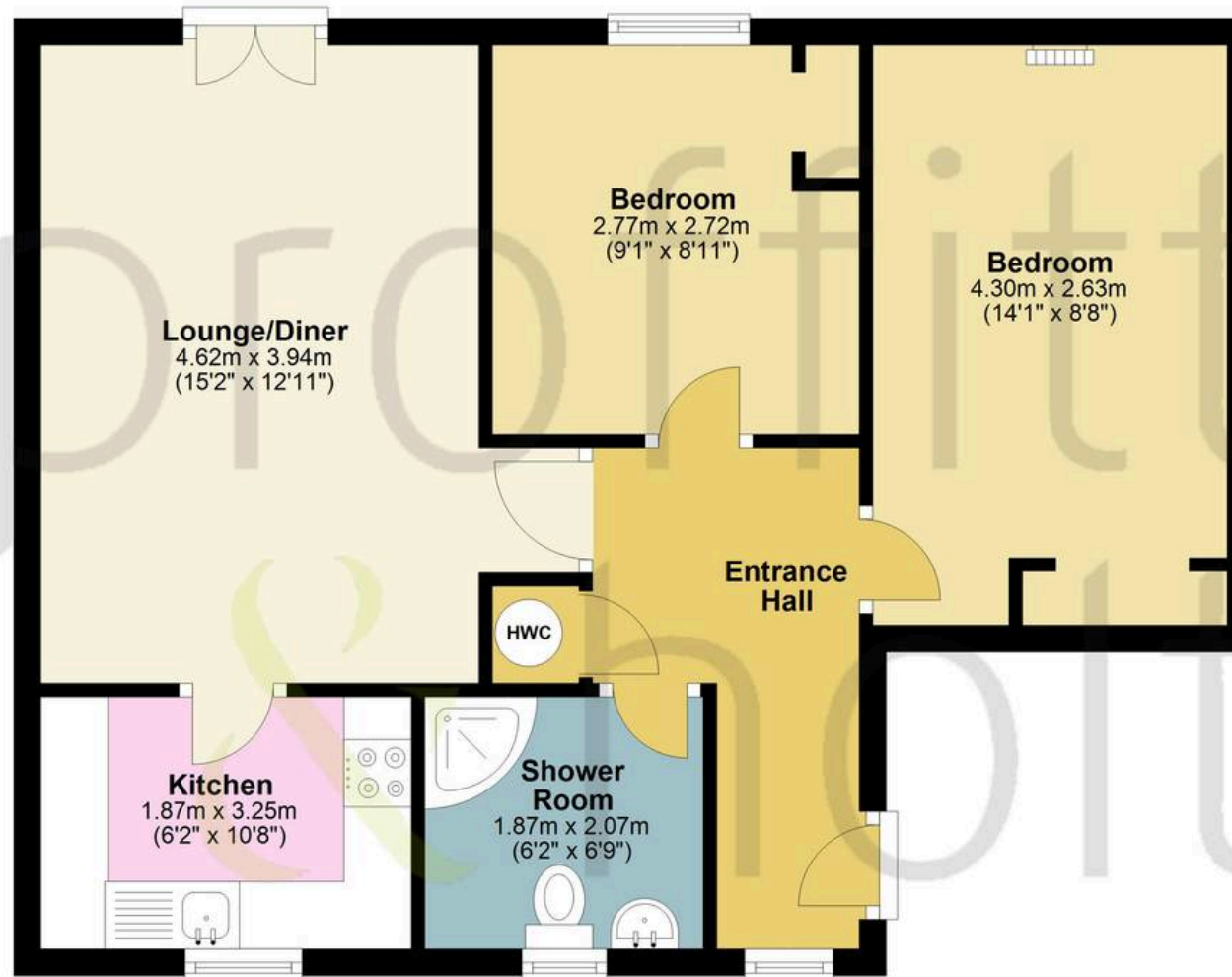






## Floor Plan

Approx. 52.5 sq. metres (565.3 sq. feet)



Total area: approx. 52.5 sq. metres (565.3 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  
Plan produced using PlanUp.□







## Proffitt & Holt – Watford

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