



Mayfair Court, Observer Drive, Watford

Guide Price £340,000

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Mayfair Court

Observer Drive, Watford

A spacious two double bedroom, two bathroom third floor apartment located within easy reach, of Watford Town Centre, Watford Metropolitan Station and Watford Boys Grammar School.

The property benefits from a spacious entrance hall with a storage cupboard plus separate utility cupboard, two double bedrooms, a family bathroom and an en-suite shower room to the master bedroom, a large sitting/dining room with doors out to the balcony and a modern fitted kitchen with built-in appliances.

The building has lift access to all floors and there is a dedicated car parking space in the gated underground car park for the owner of the apartment, plus visitor parking available.

The property is offered for sale with no upper chain.

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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The property is located in a convenient area within close proximity of Watford Metropolitan Line station, and within a quarter-of-a-mile of the Green Flag award-winning Cassiobury Park with its 100 acres of parkland and access to the Grand Union Canal. Watford Town Centre, with its excellent shopping, transport, and entertainment facilities, is situated within approximately one mile distance, and Watford Junction mainline station is of a similar distance.

- Two Double Bedrooms
- En-Suite to Master Bedroom
- Spacious Sitting Room with Doors to the Balcony
- Modern Fitted Kitchen
- Allocated Parking
- Close to Watford Town Centre
- Close to Watford Metropolitan Station
- Close to Watford Boys Grammar School
- Lift Access to All Floors
- No Chain





For broadband and mobile speeds see:

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

General Information

Services

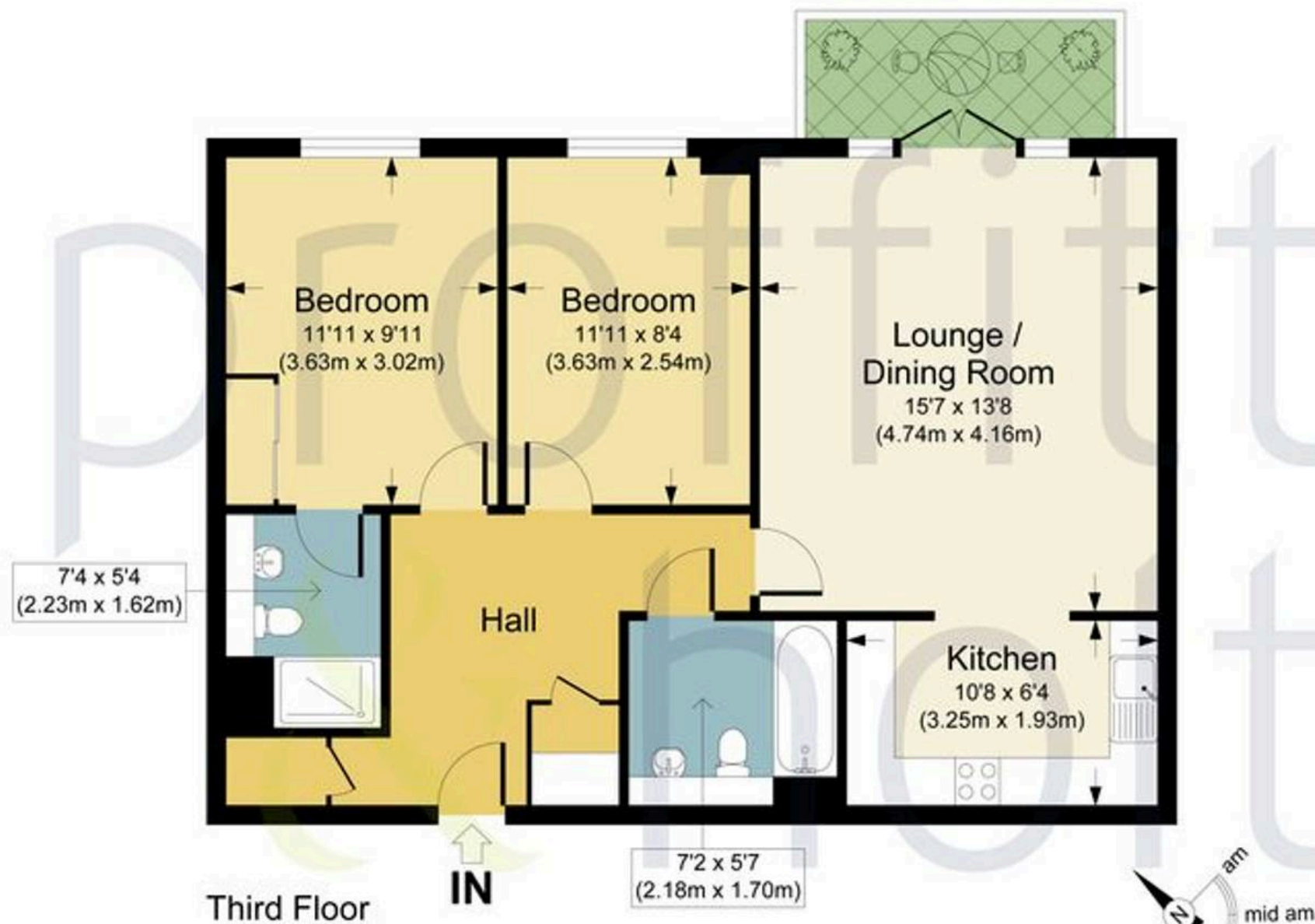
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







MAYFAIR COURT, WD18

APPROX. GROSS INTERNAL FLOOR AREA 709.77 SQ FT / 65.94 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/

