



Cedar Court, Lych Gate, Watford
£245,000

proffitt
& holt





Cedar Court, Lych Gate

Watford

Being sold without the complications of an onward chain is this spacious two bedroom, ground floor triple aspect apartment on a popular quiet cul-de-sac, situated just a few minutes drive from local restaurants, parks and leisure facilities.

Briefly, the accommodation consists of a central hallway with large storage cupboard and doors leading to all rooms. The kitchen is well appointed with plenty of storage and worktop space, as well as room for a full range of appliances. The living room is a lovely and bright dual aspect room with neutral carpets, wooden shutters and double patio doors leading directly out to the communal gardens. The bedrooms are both good sizes with fitted wardrobes and are serviced by the family bathroom, which has a walk-in shower cubicle. Further benefits include, reasonable charges, an extended lease on completion, and a single garage en-bloc with space to park in front.

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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Garston and Leavesden are situated on the north side of Watford and have several schools, parks, local amenities and links to the major motorways. Garston train station with the Abbey Line service runs between St Albans and Watford Junction, which in turn provides fast and frequent services into London, Euston. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of a few minutes. Just a short drive of the property is the village of Abbots Langley which has a number of local shops catering for most daily requirements, while 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.



- Quiet Cul-De-Sac
- No Upper Chain
- Extended Lease On Completion
- Garage with Space in Front to Park a Car
- Spacious Accommodation Throughout
- Ground Floor with Direct Access to Communal Gardens
- Fitted Wardrobes to Both Bedrooms
- Wooden Shutters in Triple Aspect Living/Dining Room



For broadband and mobile speeds see:

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

General Information

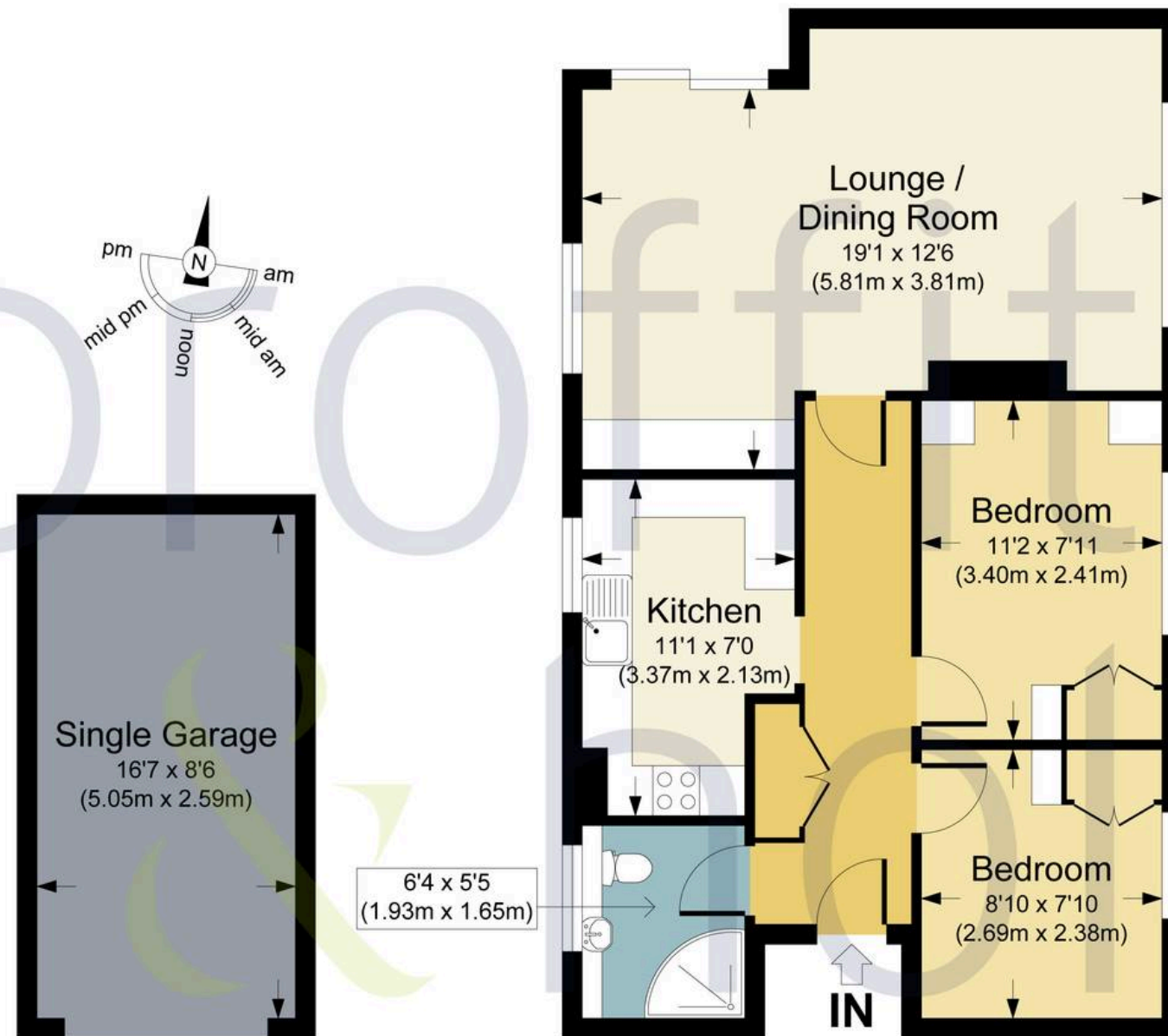
Services

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.





Garage

Ground Floor

CEDAR COURT, WD25

APPROX. GROSS INTERNAL FLOOR AREA 728.28 SQ FT / 67.66 SQ M
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