



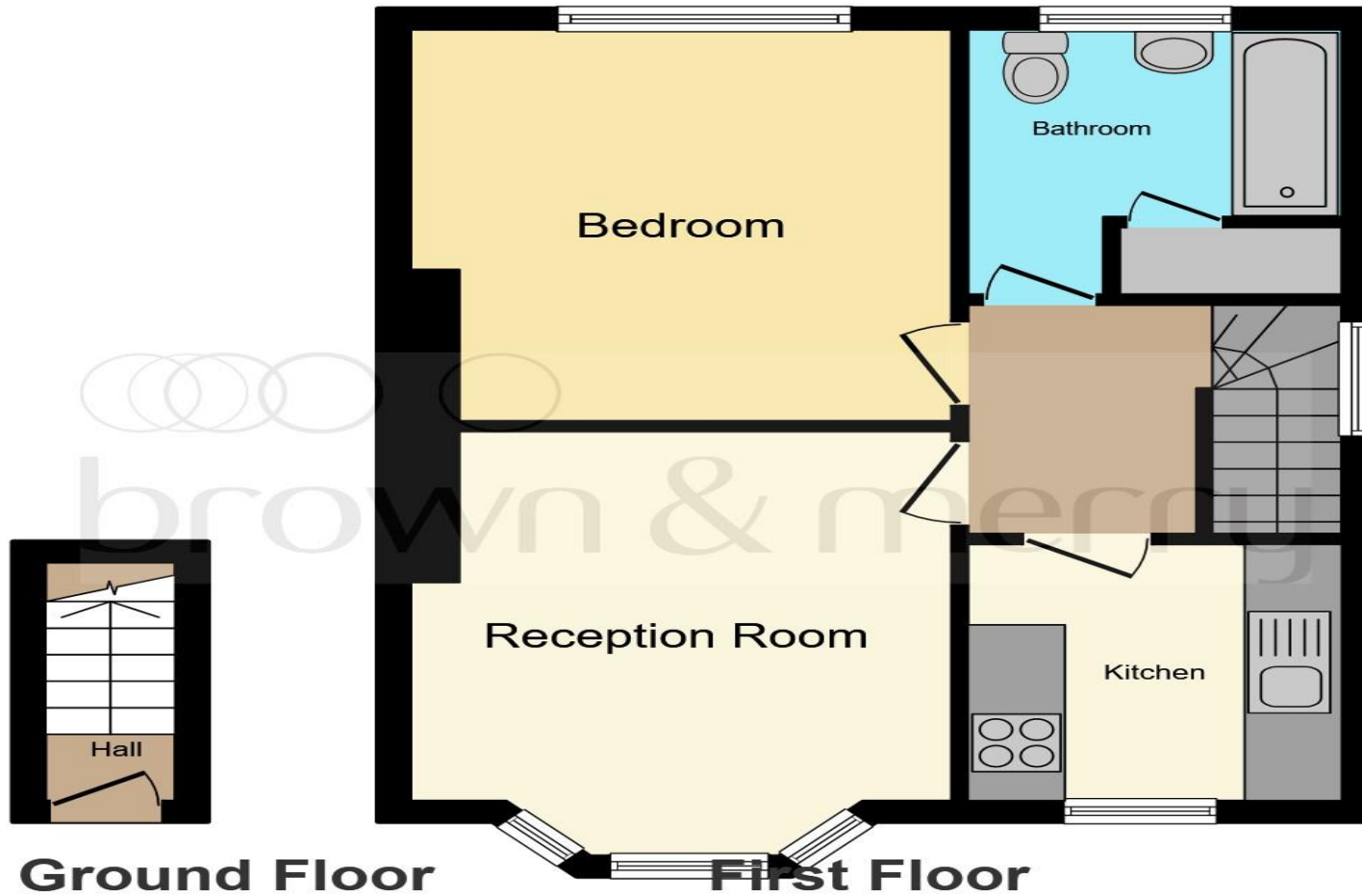
**St. Albans Road, Watford WD24 6PJ**

This delightful one bedroom first floor apartment is the perfect first time purchase / investment. The property offers good living accommodation throughout and also benefits from its own private rear garden. Upon entrance you will find a bright and spacious living / dining room, a large double bedroom, a fitted kitchen and a family size bathroom.

Owning this apartment will also mean you will become the freeholder of the building. The property also has loft access with potential for a conversion (STPP).

Location is perfect with Watford North Station only 0.4 miles away, excellent for commuting. Local shops, bus stops and all other amenities are nearby. Major road links such as the M1, M25 and A41 are all within easy access from the property.





**MEASUREMENTS**

**Entrance**

**Lounge**

13' 11" x 10' 11" ( 4.24m x 3.33m )

**Kitchen**

7' 11" x 7' 6" ( 2.41m x 2.29m )

**Bedroom One**

12' 2" x 10' 11" ( 3.71m x 3.33m )

**Bathroom**

8' 2" x 7' 6" ( 2.49m x 2.29m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## St. Albans Road, Watford

- First Floor One Bedroom Apartment
- FREEHOLD FLAT
- Private Rear Garden
- Perfect For First Time Buyers / Investors
- Good Living Accommodation Throughout
- Close To Local Shops, Bus Stops & All Other Amenities
- 0.4 Miles To Watford North Station
- Close To Major Road Links Such As The M1, M25 & A41

Tenure: Freehold EPC Rating: D

GUIDE PRICE:

**£230,000-£250,000**



*“...FREEHOLD APARTMENT!  
Don't miss out on this lovely one  
bedroom apartment located  
only 0.4 miles away from  
Watford North Station perfect  
for commuting....”*



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAF103912 - 0002

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