



Park Road, Watford WD17 4XB

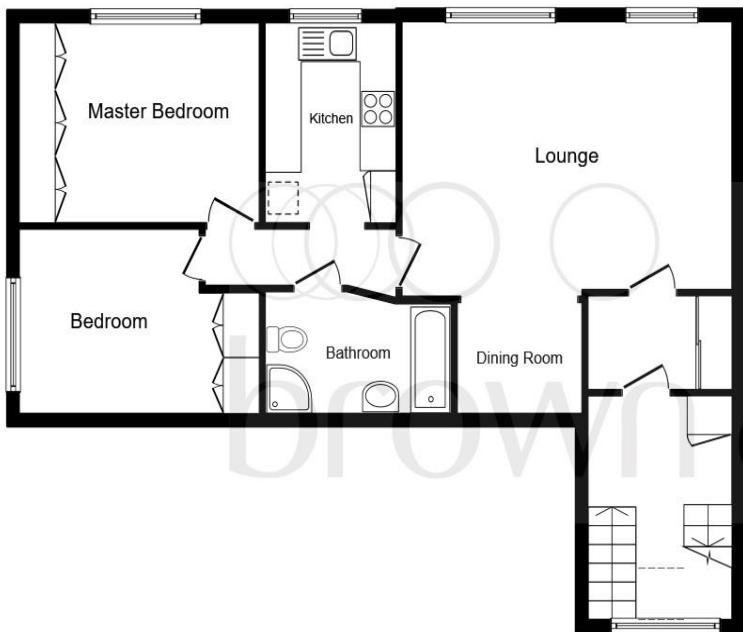
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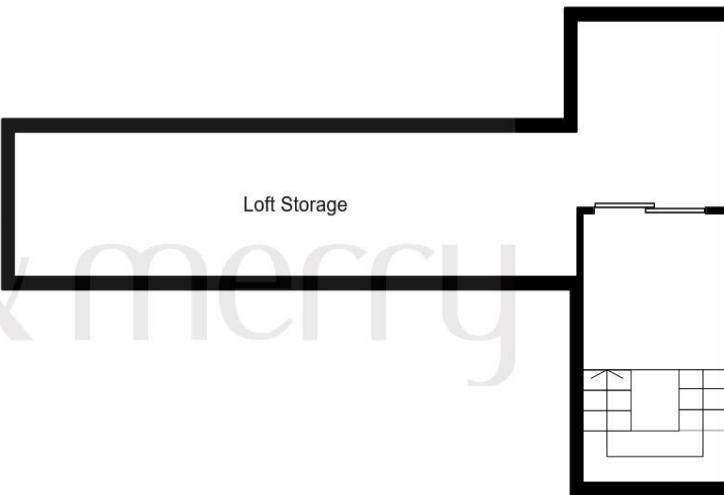
Park Road, Watford

Located on the top floor of a two storey building at Stratford Court is this delightful two bedroom apartment. The property is surrounded by stunning communal grounds and also has its own large private garage. Inside you will find an entrance porch, a bright and spacious living / dining room, a modern fully equipped kitchen, two double bedrooms both providing built in wardrobes and a family sized bathroom with a bath and separate shower cubicle. Further benefits include access to the large boarded loft, storage cupboards and units, ample living accommodation throughout. Location is perfect with Watford Junction only 0.4 miles away from the property. Local shops and amenities are all close by. Schools such as Cassiobury Junior and Nascot Wood Primary are both located within 1 mile of the property boasting outstanding Ofsted ratings. Major road links such as the M1, M25 and A41 are all within easy access.





Second Floor



Loft Floor

Total floor area 119.0 sq. m. (1,281 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Measurements

Entrance Hall

7' 5" to max x 4' to max (2.26m to max x 1.22m to max)

Lounge

18' to max x 19' 10" to max (5.49m to max x 6.05m to max)

Kitchen

7' 1" to max x 10' 2" to max (2.16m to max x 3.10m to max)

Landing

10' x 3' 5" (3.05m x 1.04m)

Bedroom One

12' 8" to max x 10' 1" to max (3.86m to max x 3.07m to max)

Bedroom Two

13' 2" to max x 9' 5" to max (4.01m to max x 2.87m to max)

Bathroom

10' 2" to max x 5' 9" to max (3.10m to max x 1.75m to max)

welcome to

Park Road, Watford

- Top Floor Two Double Bedroom Apartment
- Share Of Freehold
- Ample Living Accommodation Throughout
- Large Garage
- Loft Access
- Excellent Schools Nearby
- Bath and Shower Cubicle
- Nascot Wood Location

Tenure: Leasehold EPC Rating: Awaited

Price:

£375,000

“...This fantastic two bedroom top floor apartment is offered to the market in excellent condition and provides ample living accommodation throughout...”



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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:

WAF102324 - 0003

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