



**Park Road, Watford WD17 4XB**

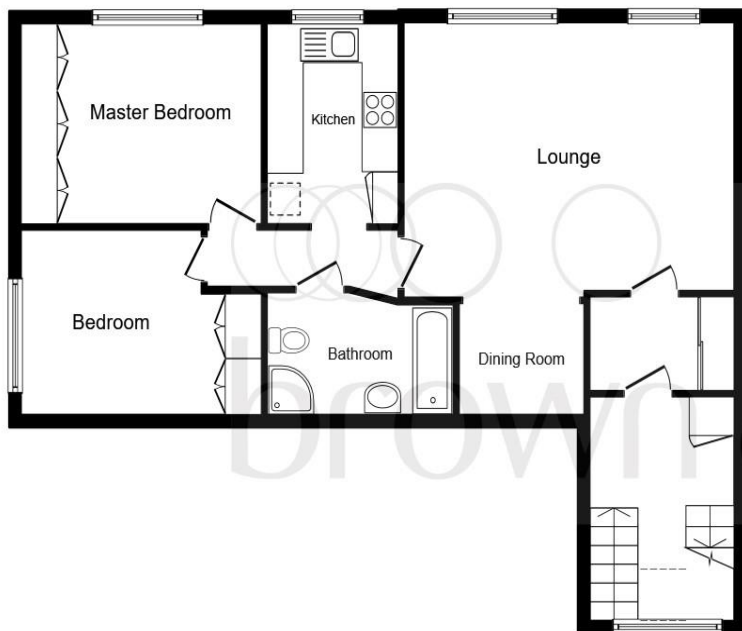
**welcome to**

## **Park Road, Watford**

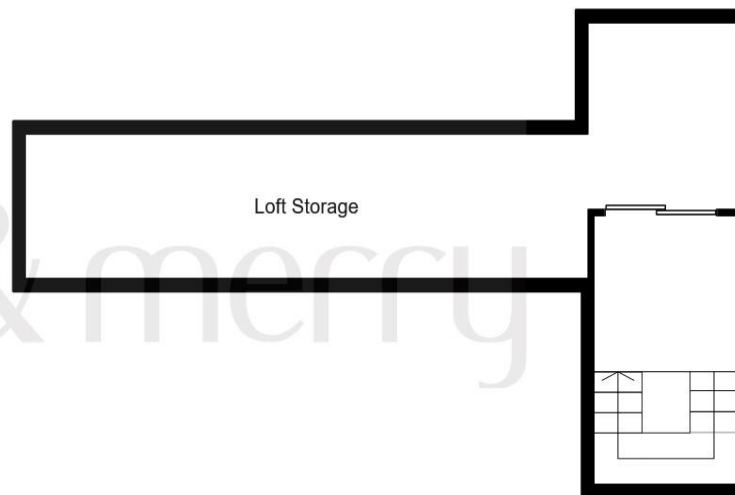
Located on the top floor of a two storey building at Stratford Court is this delightful two bedroom apartment. The property is surrounded by stunning communal grounds and also has its own large private garage. Inside you will find an entrance porch, a bright and spacious living / dining room, a modern 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**

## **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 )

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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## 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...”*



Please note the marker reflects the postcode not the actual property

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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

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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