



Basildon Close, Watford, WD18 8WL

Offers in excess of £375,000 Leasehold



# The property

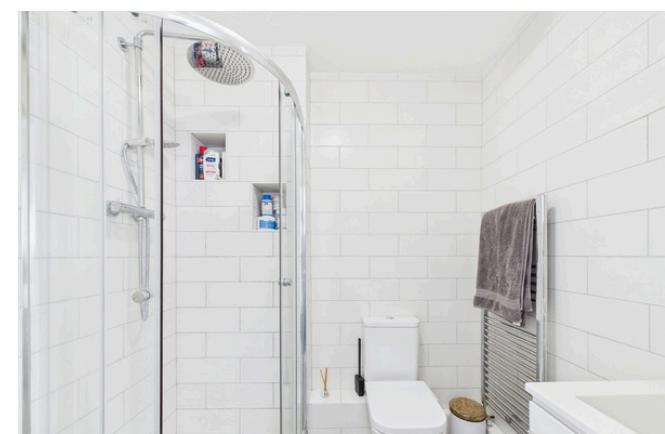
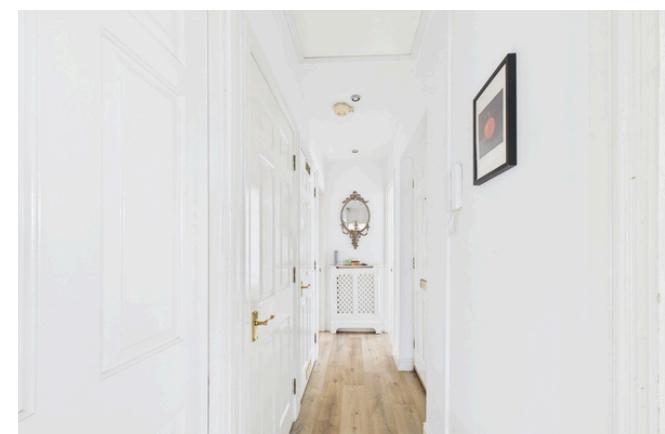
A truly impressive two double-bedroom penthouse apartment set within a highly regarded purpose-built development, enjoying beautiful, uninterrupted views over the canal in Croxley Green. Offering over 1,100 sq. ft. of immaculately presented accommodation, this exceptional home combines generous proportions with refined finishes throughout.

The welcoming entrance hall provides two substantial storage cupboards and leads through to a stylish, contemporary kitchen with space for dining, perfect for both everyday living and entertaining. The light-filled living room is a standout feature, enhanced by a charming window seat that frames the tranquil canal outlook — an ideal spot to relax and unwind.

The principal bedroom is both spacious and elegant, featuring fitted wardrobes, a built-in cupboard and a sleek ensuite shower room. The second double bedroom is equally well-proportioned and enjoys use of a modern Jack and Jill bathroom, making it ideal for guests or home working.

Presented in exceptional condition, the apartment benefits from LVT flooring throughout the living areas, tiled bathrooms, a recently installed boiler, and double glazing for comfort and efficiency.

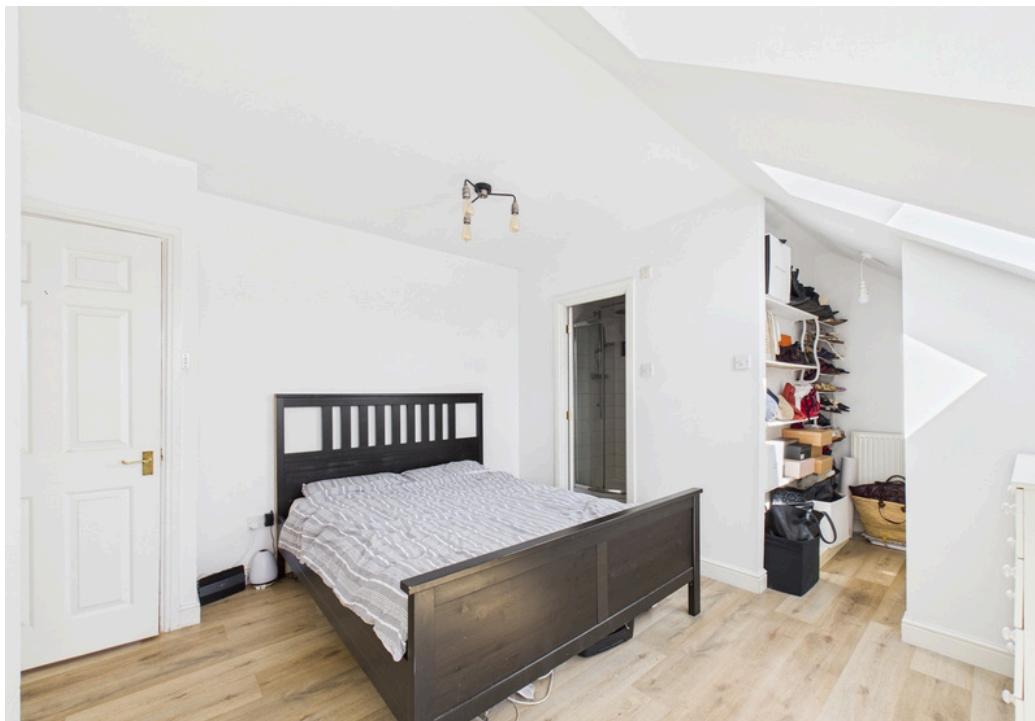
Further advantages include an allocated parking space and a single garage located in a nearby block, completing this superb offering.





## Key Features

- Penthouse apartment
- Two double bedrooms
- Two well-appointed bathrooms
- Well-presented throughout
- Allocated parking space and garage
- 0.5 mile walk into Croxley Green



# Floorplan

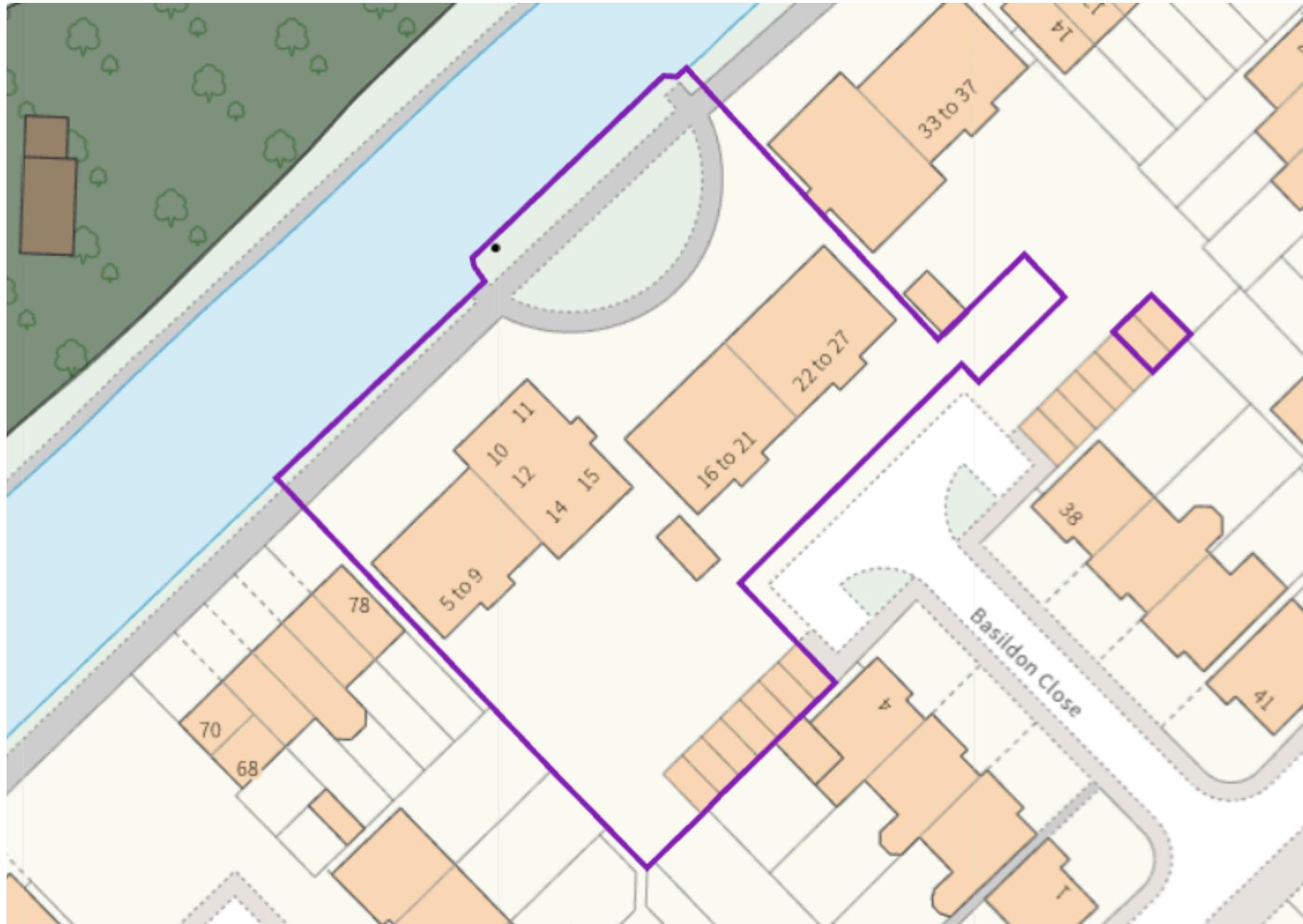


## Approximate total area

Approx. 106.4 sq metres

(1145.4 sq feet)

# Boundary





# Area Information

The Byewaters development is located between Croxley Green and Watford with the canal running parallel. It is a popular area to live, with Croxley Metropolitan Station being a short walk away and local shops close by. Rickmansworth and Watford town centres are just a 10 minute drive away, catering for your needs. The Grand Union Canal gives you plenty of scenic walking routes around the area including Croxley Moors. There are good schools in the area including the newly built Croxley Danes School, Rickmansworth School and primary schools like Harvey Road and Little Green.



- 0.5 miles to Croxley Station
- 0.5 miles to Croxley Green
- Nearest Motorway: 4.1 miles to M25

Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 1145 sq ft

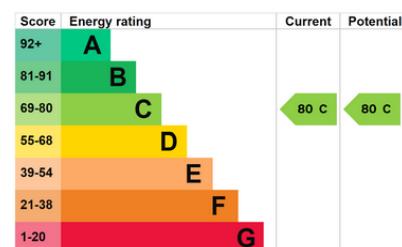
Tenure: Leasehold (98 years remaining)

Service Charge: £3,800 pa

Ground Rent: £150 pa



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



sewell &  
gardner

Contact Sewell & Gardner on 01923 776400 or [sgsales@sewellgardner.com](mailto:sgsales@sewellgardner.com)