

LEASEHOLD



Apartment (EPC Rating: D)

DENHAM PLACE, PARK AVENUE, WD18  
7HA

£325,000

## 2 Bedroom Apartment located in

Nestled in a sought-after locale adjacent to the Cassiobury Park entrance, our ground floor apartment presents a delightful living space featuring two bedrooms, a family shower room and welcoming reception room. With Allocated and Visitors Parking and within walking distance to the Metropolitan Line, Watford Grammar School for Boys and the Town Centre.

Boasting its own independent entrance, the accommodation comprises of spacious hallway leading to every room including good sized a reception room with French doors opening onto the secluded communal gardens. The well-equipped kitchen with a variety of base level and wall units with useful storage, rolltop work surfaces, stainless steel sink with mixer tap four piece hob with integrated low level oven. Window, extractor fan, radiator and boiler. Tiled floor and splashbacks, powerpoints. The apartment further offers a master bedroom with large built in storage, an additional bedroom again with storage,. Bathroom consisting of large walk-in shower with glass screen, low level wc, sink with vanity unit,

Annual service charge and ground rent of £1,406.  
Council Tax Band C,

Benefiting from direct access, residents can step outside onto their private patio overlooking the pretty communal gardens. Additionally, the property provides exclusive use of one allocated parking space, alongside ample visitors parking.

Conveniently situated within walking distance of Cassiobury Park, Park Avenue whilst commanding prime location with easy access to Watford General Hospital, Watford Metropolitan Line Station, Watford Junction station and the bustling Town Centre offering an excellent array of shops and bars.

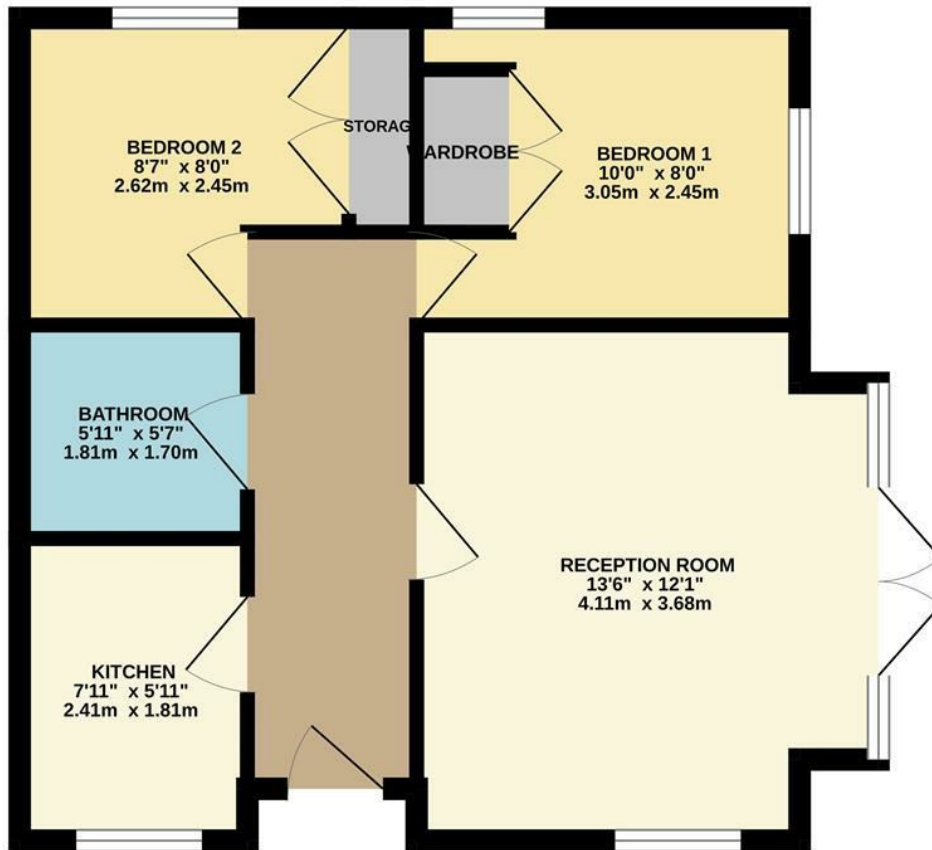
Leasehold tenure with 90 years remaining,





WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 453 sq.ft. (42.1 sq.m.) approx.

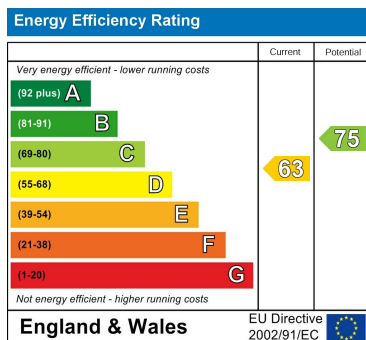
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the