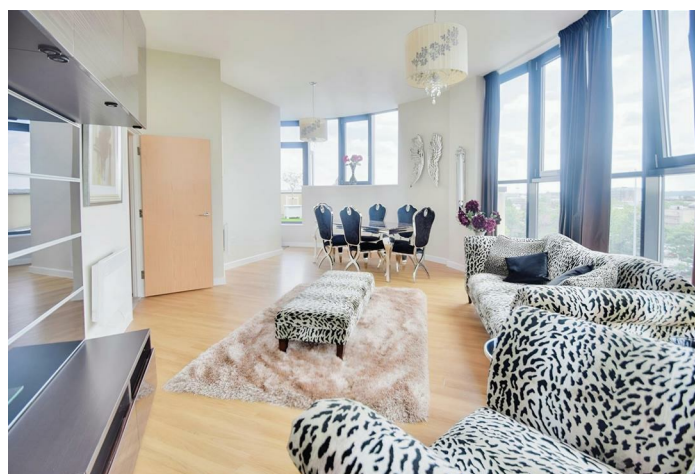
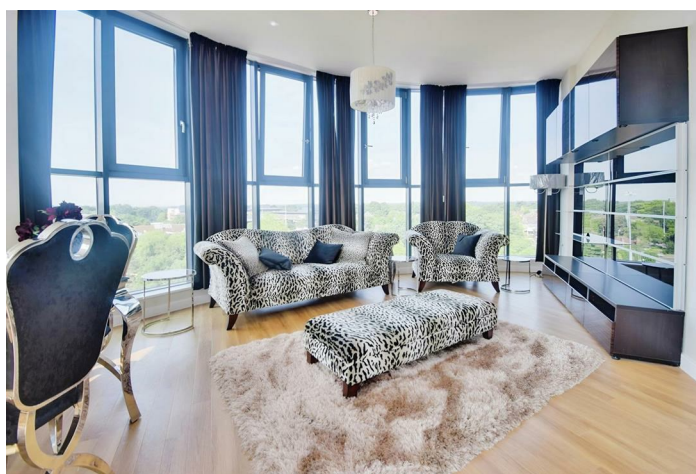


LEASEHOLD



Flat - Penthouse (EPC Rating: D)

12-14 ST ALBANS ROAD, WATFORD,
HERTFORDSHIRE, WD17 1BN

£599,000

2 Bedroom Flat - Penthouse located in Hertfordshire

Reach for the skies with the best views over Watford and beyond!

A completely unique listing for Central Watford being a stunning two bedroom split-level penthouse apartment with huge roof terrace and offer 360 degree views.

The property oozes class and style to suit the buyer seeking something a little bit different.

FULL DESCRIPTION

We are delighted to offer this stunning split-level penthouse in Central Watford and only a few minutes walk from Watford Junction which has been completely decorated to a very high standard.

On the first floor there is an entrance hall, one double bedroom with bespoke fitted wardrobes plus a fully tiled family bathroom with power-shower over bath.

On the top floor our spacious accommodation offers a large double bedroom with fitted wardrobes plus access to the large bathroom. The bathroom has a bath plus a separate shower cubicle with rain shower head. Then the master bedroom has double doors opening onto the roof terrace.

From the first floor landing you enter the showpiece of our penthouse; a fantastic spacious living room with floor to ceiling windows offering panoramic views over Watford. Natural light flows throughout the entire room. This leads to the modern fully fitted kitchen with BOSCH appliances.

Double doors from the lounge open up onto the extensive roof terrace which has a shed, two areas of artificial grass and plenty of patio area.

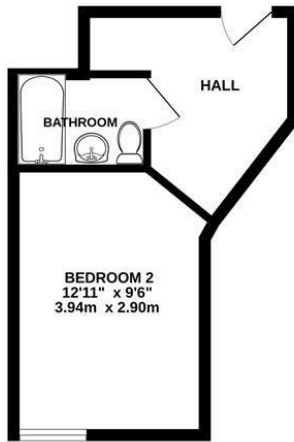
Additional benefits include a megaflo high pressure water system, one parking space in the gated underground car park, furthermore there are two communal lifts and communal Japanese gardens.

The vendor has provided us with this information and we have seen no documented evidence to support this.

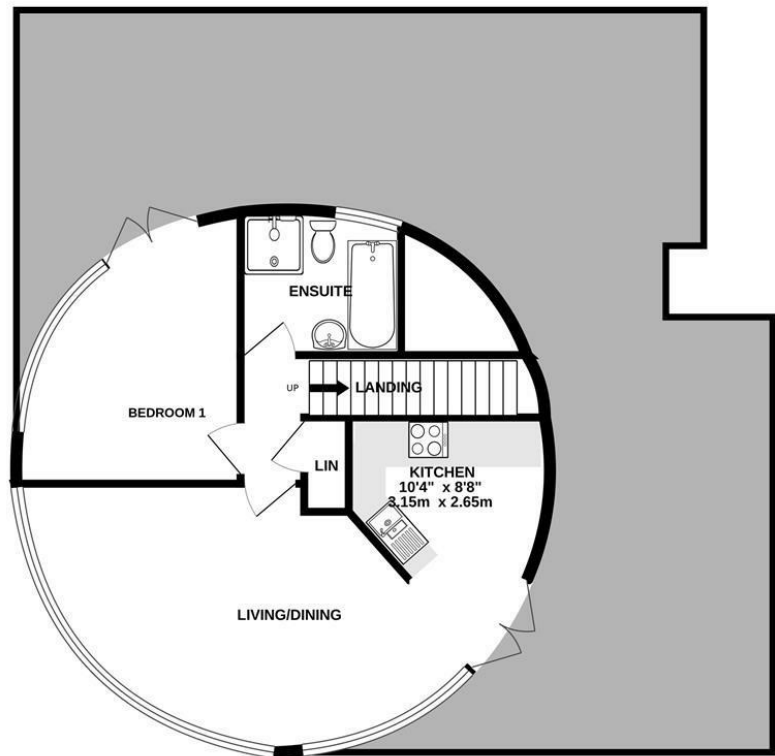


WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

LOWER FLOOR



GROUND FLOOR

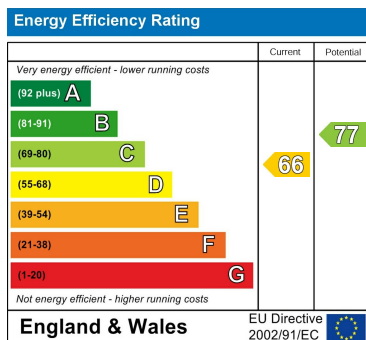


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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