

LEASEHOLD



Apartment (EPC Rating: C)

HIGHLANDS, OXHEY, WATFORD,
WD19 4LY

£235,000



1 Bedroom Apartment located in Watford

MODERN ONE BEDROOM GROUND FLOOR MAISONETTE LOCATED IN OXHEY - CHAIN FREE.

This property is tucked away and located within a quiet road in Oxhey. There is the advantage of a combi-boiler, double glazing and a small communal garden area with ample parking. This property is approximately 15 minutes walk to Carpenders Park Station.

£235,000 — 19 Highlands, Oxhey, Watford, Hertfordshire, WD19 4LY

Modern One Bedroom Ground Floor
Maisonette — Offered for Sale Chain Free

Nestled in a peaceful residential road in Oxhey, this modern one bedroom ground floor maisonnette offers an excellent opportunity for first-time buyers, downsizers, or investors alike. The property enjoys a tucked-away position, providing a sense of privacy while still being conveniently close to local amenities and transport links.

Inside, the accommodation is well presented throughout. The bright lounge/diner features attractive wood-effect flooring and a useful built-in storage cupboard. A modern fitted kitchen provides ample cupboard space and work surfaces, while the bathroom includes a white suite with a shower over the bath. The double bedroom benefits from large fitted wardrobes offering generous storage.

Additional features include gas central heating via a combi boiler, double glazing, and access to a small communal garden area. There is also ample on-road parking available nearby.

The property is ideally situated approximately 15 minutes' walk from Carpenders Park Station (Overground line), providing excellent links into London and beyond. Local shops,

parks, and bus routes are also easily accessible.

Offered chain free, this property combines modern convenience with a quiet location—making it a great choice for those seeking a comfortable home in a desirable part of Hertfordshire.

The following lease details will be updated once information has been provided by the vendor in writing.

Service Charge 2025/2026 : £ vendor to confirm

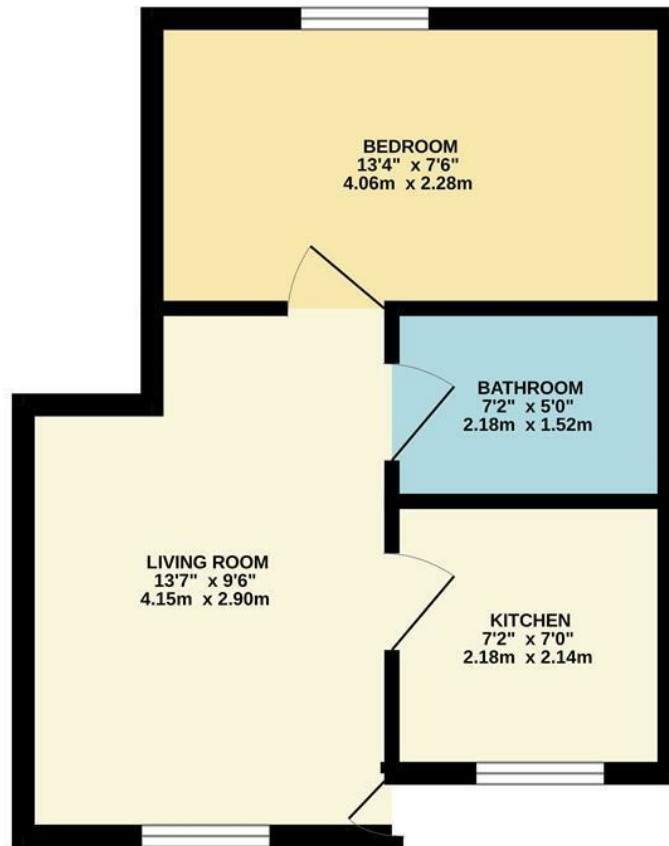
Ground Rent: £ vendor to confirm

Lease Term: recently extended - Vendor to confirm 996 years 10 months remaining

Warren Anthony has seen no documented evidence to support; on purchase these details must be verified by your solicitor.



GROUND FLOOR
306 sq.ft. (28.5 sq.m.) approx.

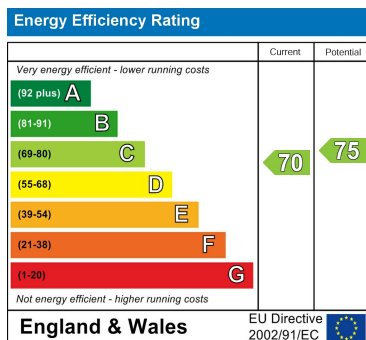


TOTAL FLOOR AREA: 306 sq.ft. (28.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

C

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