



- Stunning two bedroom apartment
- Spacious reception
- Delightful balcony
- Modernised throughout

Lynbury Court, , 31 Rickmansworth Road, Watford, WD18 7HL

Asking Price Of £375,000

This rarely available and stunning property is a two double bedroom, first floor purpose built maisonette providing exceptionally light and spacious accommodation and presented in excellent, modern internal condition.

Benefits include spacious lounge with delightful balcony overlooking well maintained and attractive communal gardens, modern kitchen, large bathroom, lovely bright reception, garage and private parking and no upper chain.

This apartment is located ideally close to Watford Underground Station and local schools including Watford Grammar School.





**ENTRANCE** Communal front door with stairs to the first floor. Front door with security peep hole

**ENTRANCE HALL** Double glazed window to front. Double panel radiator. 2 x built in storage cupboards. Access to roof space. Door to lounge.

**RECEPTION ROOM** 17' 5" x 15' 7" (5.31m x 4.75m) Triple aspect room with double glazed sliding patio doors leading to balcony over looking communal gardens. Further window to side and window to front. 2 x panel radiators.

**KITCHEN AREA** 8' 1" x 6' 6" (2.46m x 1.98m) Inset single drainer stainless steel sink unit with mixer tap. Range of matching wall units with spot lights. Base units with work surfacing area. Inset 4 ring gas hob. Built in oven with canopied extractor hood over. Plumbing for washing machine. Space for fridge freezer.

**BEDROOM 1** 18' 8" x 9' 7" (5.69m x 2.92m) Double glazed window to rear. Panel radiator. Flush built in wardrobes.

**BEDROOM 2** 10' 8" x 8' 1" (3.25m x 2.46m) Double glazed window to rear. Panel radiator. Built in double wardrobes with further storage over.



**BATHROOM** White suite comprising panel bath with independent shower unit with shower rail. Pedestal wash hand basin with mixer tap. Low flush w/c. Opaque glass double glazed window to front. Part tiled walls. Ceramic tiled floor. Inset ceiling spot lights. Extractor fan. Built in shelving. Double panel radiator.

**COMMUNAL GARDENS** Stunning and beautifully cultivated communal gardens surrounding the development. There is also an exclusive garage belonging to this apartment.



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