



Ashby Road Watford, Hertfordshire WD24 5HT Asking price £350,000

We at Coopers are pleased to bring to the market this spacious and well presented three-bedroom top-floor apartment offered for sale, ideally located off Ashby Road in North Watford and directly adjacent to Callowland Park.

The apartment features a bright and airy dual-aspect open-plan lounge, kitchen and dining area, enhanced by large windows that flood the space with natural light and offer views towards Watford town centre. The newly fitted kitchen is stylish and practical, complete with modern finishes and a breakfast island, making it an ideal space for both everyday living and entertaining.

Accommodation includes a generous principal bedroom and two further well-proportioned bedrooms, providing flexibility for families, home working or guests. The modern family bathroom is finished to a high standard and includes double sinks.

Externally, residents benefit from communal gardens, resident permit parking, and a private parking area to the rear. The property is conveniently located approximately one mile from Watford Junction, offering fast and direct links into London Euston, as well as easy access to the M1, M25 and A41. With local amenities, green spaces and reputable schools nearby, this apartment offers an excellent combination of space, location and lifestyle. Please contact us today to arrange a viewing.

Accommodation

Entrance
Lounge/Kitchen: 21' 8" x 16' 9" (6.60m x 5.11m)
Bedroom 1: 12' 10" x 11' 10" (3.91m x 3.61m)
Bedroom 2: 13' 3" x 5' 10" (4.04m x 1.78m)
Bedroom 3: 13' 3" x 5' 10" (4.04m x 1.78m)
Bathroom: 8' 2" x 5' 1" (2.49m x 1.55m)

- Three Bedroom Top Floor Apartment
- Views Overlooking Callowland Park





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	