



Edward Amey Close, Watford

In Excess of £270,000

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& holt





Edward Amey Close

Watford

This charming property offers two well-proportioned bedrooms, providing comfortable and versatile living space. Good size kitchen offering ample storage space making it a practical area for cooking. The spacious living room creates a welcoming atmosphere, perfect for relaxation and entertaining.

A key feature of this home is its access to a loft space, offering valuable additional storage. Further benefits include communal parking ensuring convenience for residents and communal gardens for residents to enjoy.

Ideally located close to local supermarkets and essential amenities, this property provides excellent access to transport links. With no upper chain, the property is a fantastic opportunity for investors or first-time buyers alike.

Early viewing is highly recommended!





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Garston is situated on the north side of Watford and has several schools, parks, local amenities and links to the major motorways. Garston train station provides an Abbey Line service which runs between St Albans and Watford Junction, which in turn provides fast and frequent services into London, Euston. Watford town centre provides extensive shopping, transport and entertainment facilities, including the Intu Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants. For the road commuter, both the M1 and M25 motorways are within, typically, a drive of five/ten minutes.



- No Upper Chain
- Ideal For First Time Buyers And Investors
- Low Service Charges
- Close To Local Amenities
- Good Transport Links
- Modern Bathroom
- Good Decorative Condition
- Loft Space
- Communal Garden
- Communal Parking





General Information

EPC – Energy Efficiency Rating: C

Council Tax Band: C

Tenure: Leasehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

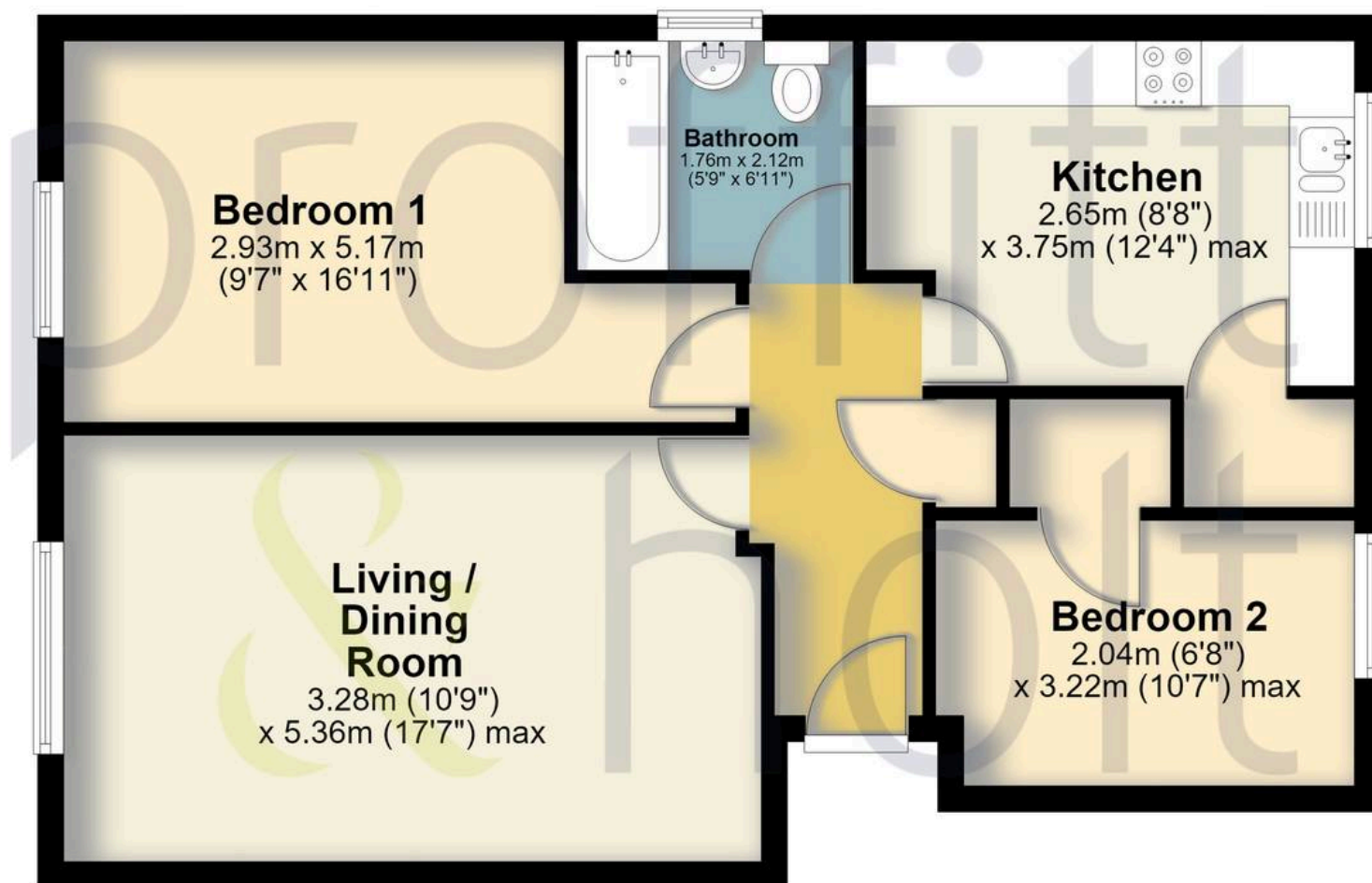
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





First Floor

Approx. 59.1 sq. metres (636.6 sq. feet)



Total area: approx. 59.1 sq. metres (636.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

