



# oakstates

*Enthusiasm to deliver results*



Ground Floor Flat, Gladstone Road,  
Watford, WD17

£1,250 per month

**Gladstone Road in the heart of Watford is this ideal location of this well apportioned ground floor one bedroom apartment. The accommodation comprises living room with large double glazed bay window, large double bedroom, lovely kitchen and bathroom accessed from a central hallway. Other benefits include g/c/h and d/g windows and large understairs storage area. Conveniently situated within a short walk of the Atria shopping centre and Watford's excellent Town Centre facilities, within easy reach of Watford Junction Station and easy access to road links M1, M25 and the A41. Offered on a furnished basis and available from the 4th August 2023.**

**TO LET**

**01923 212111**

**EXTERNAL:**

Steps upto hardwood and decorative glazed panel front door onto:-

**COMMUNAL ENTRANCE HALLWAY:**

Carpeted flooring, gas meter, front door to first floor apartment and attractive solid wood front door to:-

**LIVING ROOM:**

***15'0" x 12'10" (4.57m x 3.91m)***

Large double glazed bay window to front ensuring lots of light with arched single radiator below, laminate flooring, feature marble fireplace surround, picture rail, B.T, T.V and cable television points, cupboard containing circuit breaker, dimmer light switch, further double radiator.



## **LIVING ROOM CONT:**

Door to:-



## **CENTRAL HALLWAY:**

Doors offering access to bedroom, kitchen, door to understairs storage cupboard with light, and step down to bathroom, single radiator, coat hanging space, wall mounted thermostat, ceiling mounted smoke alarm,

## **KITCHEN:**

Fitted with a modern range of white handle less wall, ample work surfaces, attractive tiled splashbacks, inset single drainer sink unit with matching mixer tap, base and drawer units, integrated fridge and freezer, integrated washer/dryer, concealed 'Vaillant' gas combination boiler, fitted electric oven, inset electric hob with concealed extractor hood over, fold down breakfast bar with seating for two, single radiator, double glazed window to rear.



**BEDROOM:**

***11'6" x 10'9" (3.51m x 3.28m)***

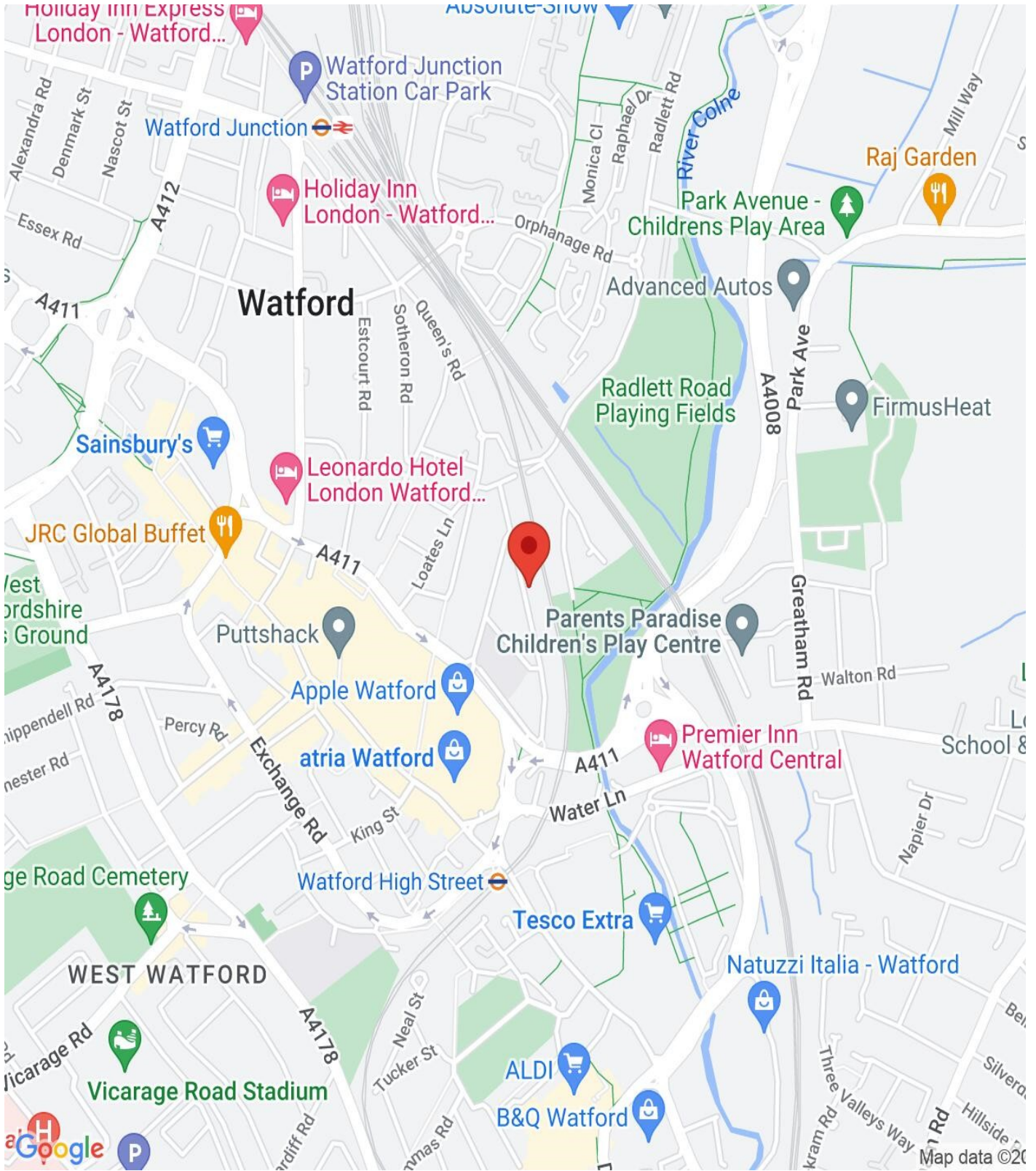
A good size bedroom benefitting large double glazed window to rear, double radiator, marble feature fireplace, full height fitted wardrobe with clothes hanging space and shelving, dimmer light switch, carpet flooring.



## **FAMILY BATHROOM:**

Three piece suite comprising panel enclosed bath with chrome mixer taps, over head shower attachment and curtain, vanity mounted wash hand basin with chrome mixer taps, concealed cistern low flush push button W.C, partly tiled walls, single radiator, attractive vinyl flooring, obscured glass double glazed window to side, extractor unit.





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