



Metropolitan Place, 80 Rickmansworth Road, Watford

In Excess of £400,000

proffitt  
& holt





## Metropolitan Place, Watford

This two double bedroom, two bathroom ground floor apartment is just a stone's throw from Watford Grammar School for Boys and Watford Metropolitan Line station plus a short distance from the award-winning Cassiobury Park and Watford town centre.

The property is generously proportioned and enjoys an entry-phone system, generous entrance hall with storage cupboards, large dual aspect lounge/dining room with doors giving direct access to a patio area, kitchen with integrated appliances, an en suite shower room/WC to the master bedroom, family bathroom, and there is a built-in cupboard to the second bedroom plus built-in wardrobes to nearly one wall in the master bedroom.

Externally, the property has allocated parking, further visitor parking, own patio area and communal gardens.

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C





## Metropolitan Place, Watford

Conveniently located for easy access to local schooling including Watford Grammar School for Boys, Watford Metropolitan Line station, Watford Junction, the 'Green Flag' award-winning Cassiobury Park and Watford town centre with its extensive shopping, transport and entertainment facilities, including the Harlequin Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of ten minutes.

- Two Double Bedrooms with Built-in Cupboard/Wardrobes
- En suite Shower Room & Family Bathroom
- Large Lounge/Dining Room
- Kitchen with integrated appliances to include: Built-in oven, Hob, Extractor Fan, Fridge/Freezer, Washer/Dryer, and Dishwasher
- Entry-phone System
- Allocated Parking and Further Visitor Parking
- Access to Patio Area
- Communal Gardens
- Close to Watford Met Line station, Watford Grammar School for Boys, award-winning Cassiobury Park and Short Distance to Watford Town Centre.





*For broadband and mobile speeds see:*

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

## **General Information**

### **Services**

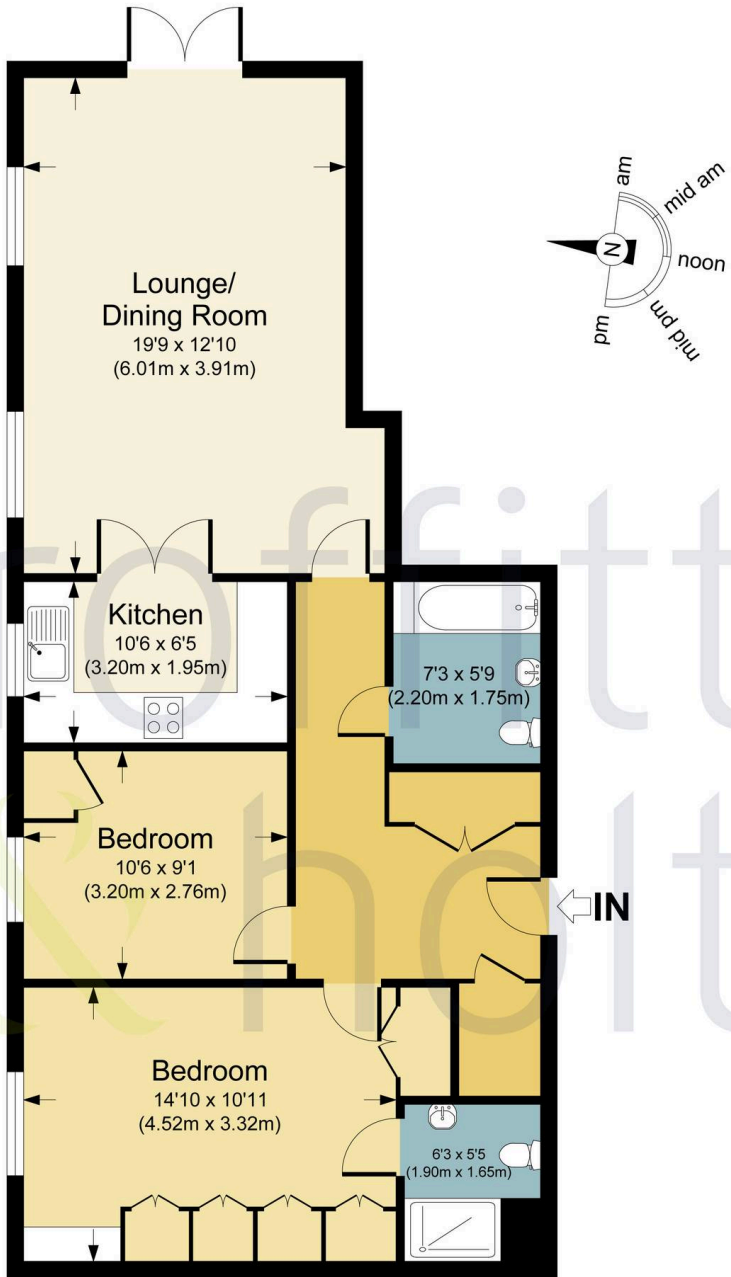
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

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







Ground Floor

METROPOLITAN PLACE, WD18

APPROX. GROSS INTERNAL FLOOR AREA 824.30 SQ FT / 76.58 SQ M.  
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## Proffitt & Holt – Watford

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