



Sandown Road | | Watford | WD24 7PJ

£265,000



**LEAFY  
ESTATES**

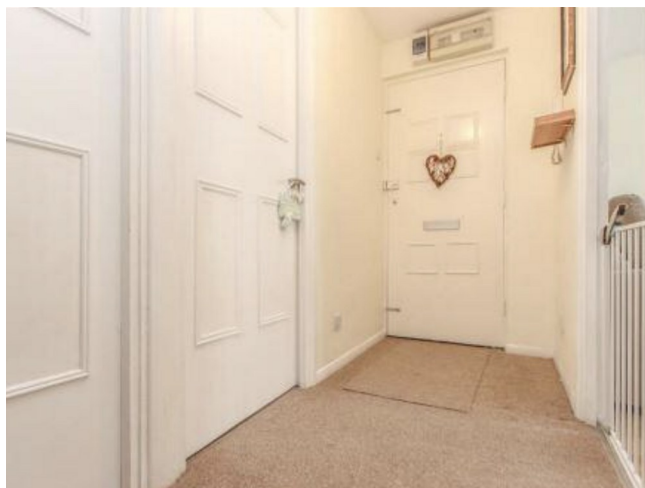
## Key features

- Good proportioned two-bedroom apartment
- Well maintained
- Modern bathroom
- Allocated parking
- Close to local amenities
- Sought-after residential area



## Description

Leafy Estates are delighted to present this well-proportioned two-bedroom apartment, offered to the market chain free in the sought-after Chiswell Court development on Sandown Road, Watford.



## Directions



This bright and well-maintained apartment offers comfortable and practical living accommodation, comprising two generously sized bedrooms, a modern bathroom, and well-proportioned living space ideal for first-time buyers, professionals, downsizers, or investors alike.

Positioned on the third floor, the property benefits from a bright and elevated aspect, creating a welcoming living environment. Further benefits include allocated parking, adding both convenience and practicality for residents.

Ideally located within a popular residential development, the apartment is within easy reach of a range of local amenities, including shops, cafés, supermarkets, and leisure facilities.

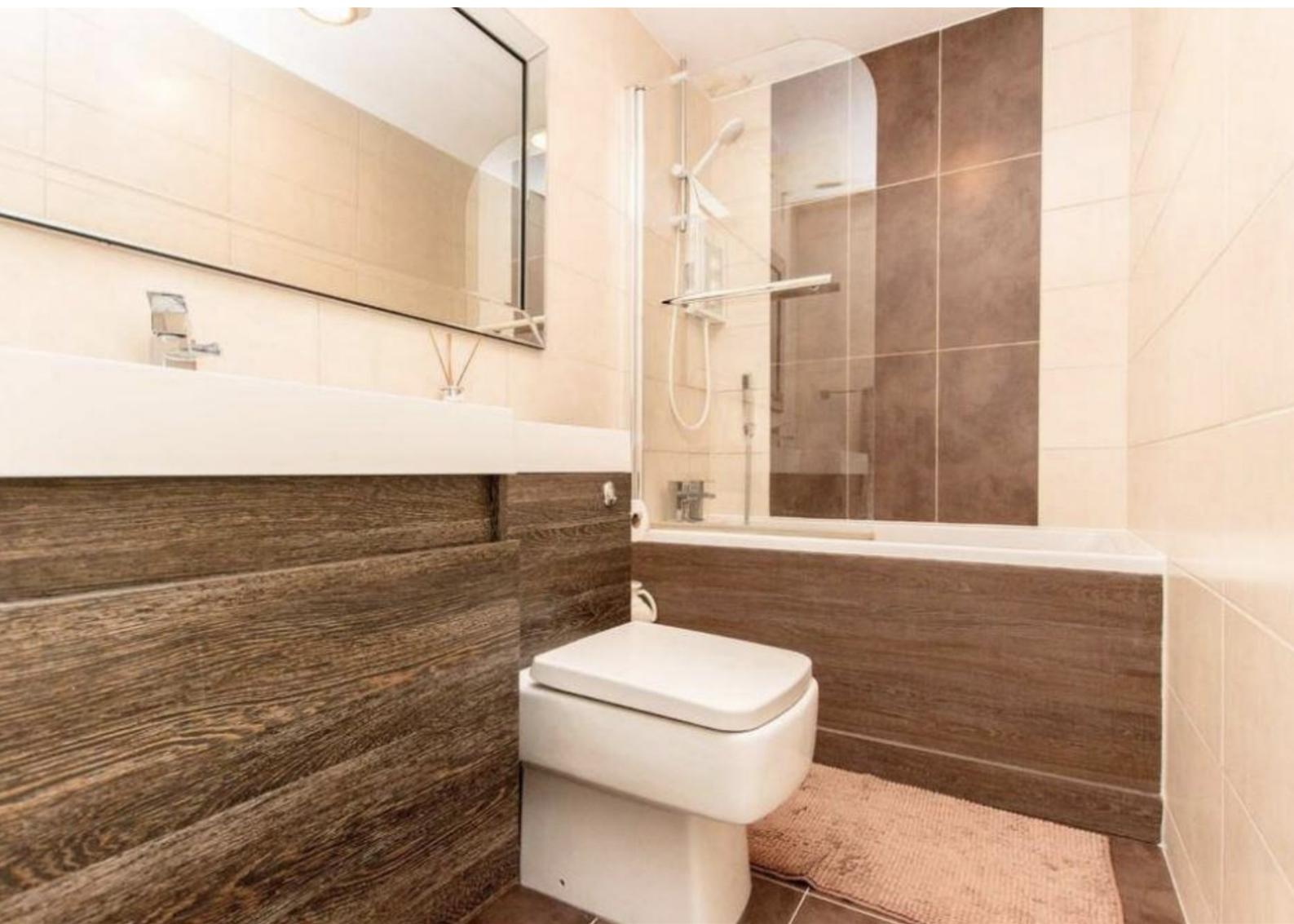
The property also benefits from excellent transport links, making it well suited to commuters seeking convenient access into Central London and surrounding areas.

Location:

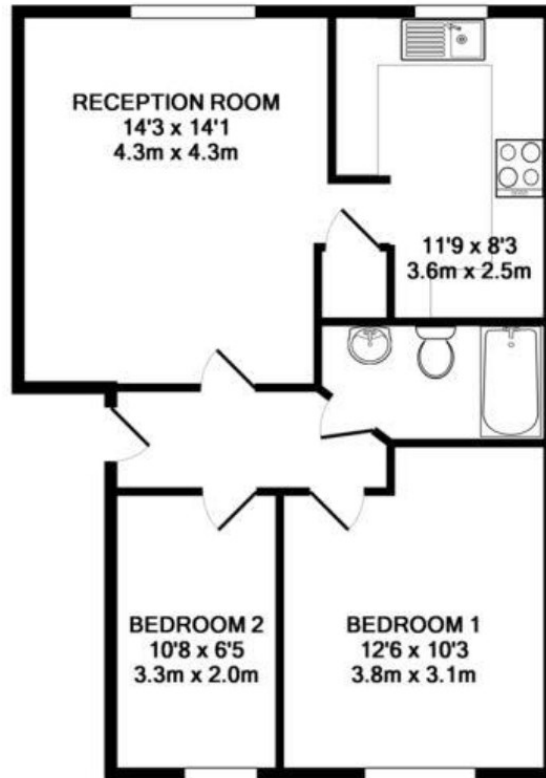
Chiswell Court is conveniently positioned on Sandown Road, offering easy access to Watford town centre, transport connections, local schools, green spaces, and major road networks. Combining convenience with residential appeal, this location continues to be popular with both owner-occupiers and investors alike.

Ground rent: £200 per annum

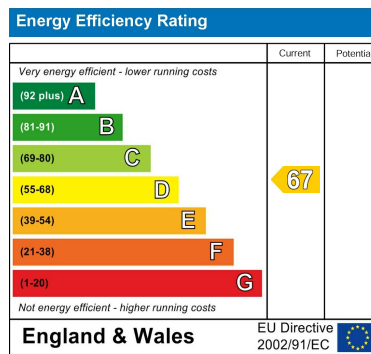
Service Charge: £195.48 per month



# Floor plans



TOTAL APPROX. FLOOR AREA 530 SQ.FT. (49.3 SQ.M.)



Council Tax Band C    EPC Rating D



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