

Faircross House, 116 The Parade, High Street, Watford

Offers in Region of **£150,000**

proffitt & holt



Faircross House, 116 The Parade

High Street, Watford

Offered to the market by Proffitt & Holt, is this attractively priced flat, ideally situated in Watford town centre, directly on the High Street.

The property offers well-proportioned accommodation and presents an excellent opportunity for a buyer looking to add value and create a home to their own taste.

Whilst some modernisation and cosmetic improvement would be beneficial, the property will be an appealing prospect for both first-time buyers and investors alike.

The location is undoubtedly a major selling point, with Watford's extensive range of shops, cafés, restaurants and leisure facilities quite literally on the doorstep. Short walk of the ‘Green Flag’ award-winning Cassiobury Park. Watford Junction Station and Watford Metropolitan Line Station plus other transport links are also within easy reach, providing convenient connections into London and beyond.

An excellent opportunity to acquire a sensibly priced property in an exceptionally convenient town centre location.







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Watford Town Centre provides extensive shopping, transport, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London.

- One Bedroom
- Town Centre Location
- 100+ Years Lease
- No Upper Chain
- Excellent Investment Potential
- Close to Watford Metropolitan Line Station, Watford Junction Station and Other Transport Links
- Short Walk of Shops, Supermarkets, Entertainment and Leisure Amenities, Gym Facilities and the ‘Green Flag’ Award-Winning Cassiobury Park



General Information

Council Tax Band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Services

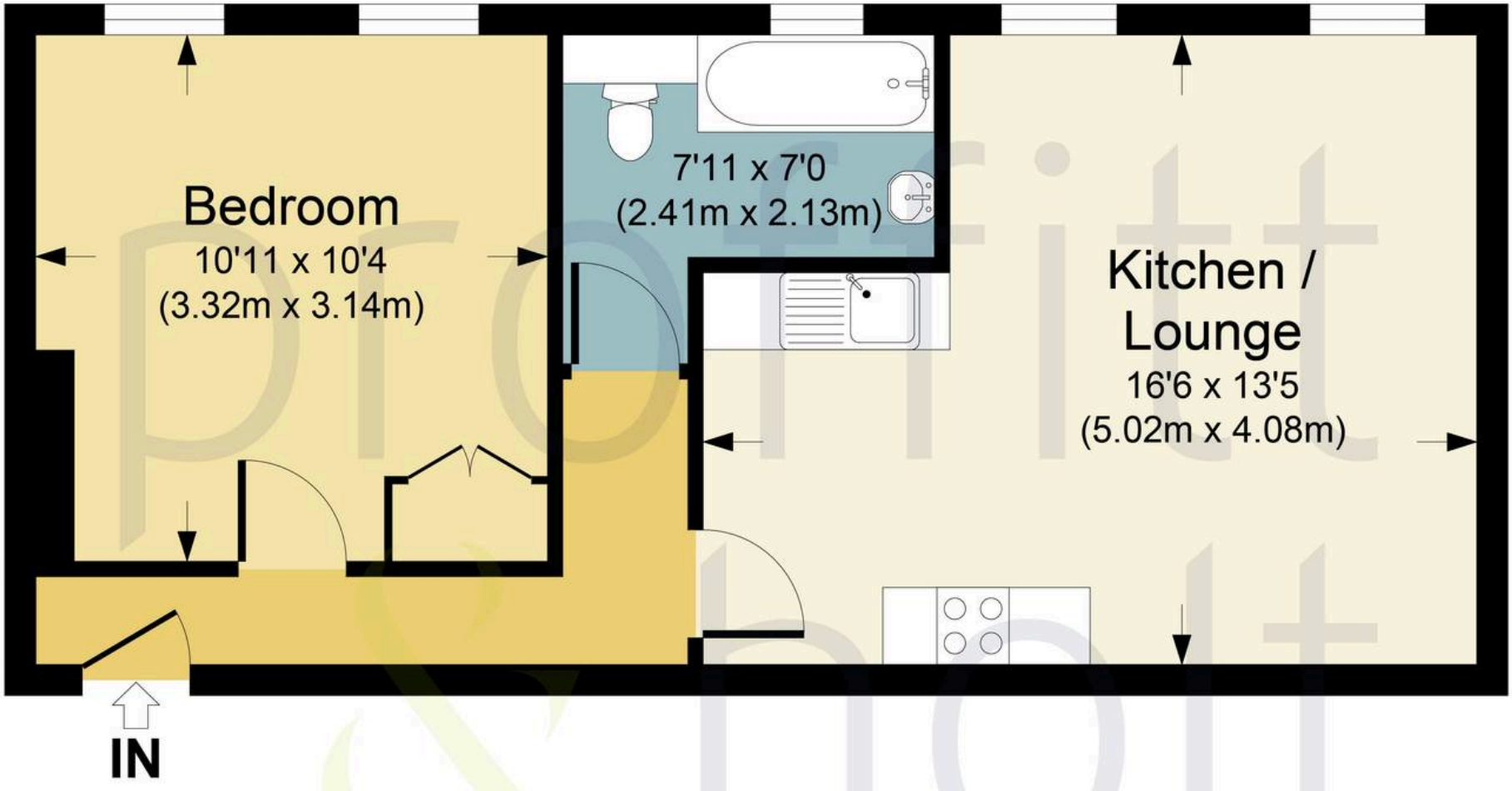
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

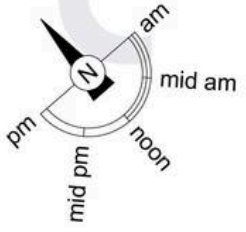
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/

Fixtures and Fittings

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



Second Floor



FAIRCROSS HOUSE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 410.64 SQ FT / 38.15 SQ M.

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Proffitt & Holt - Watford

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