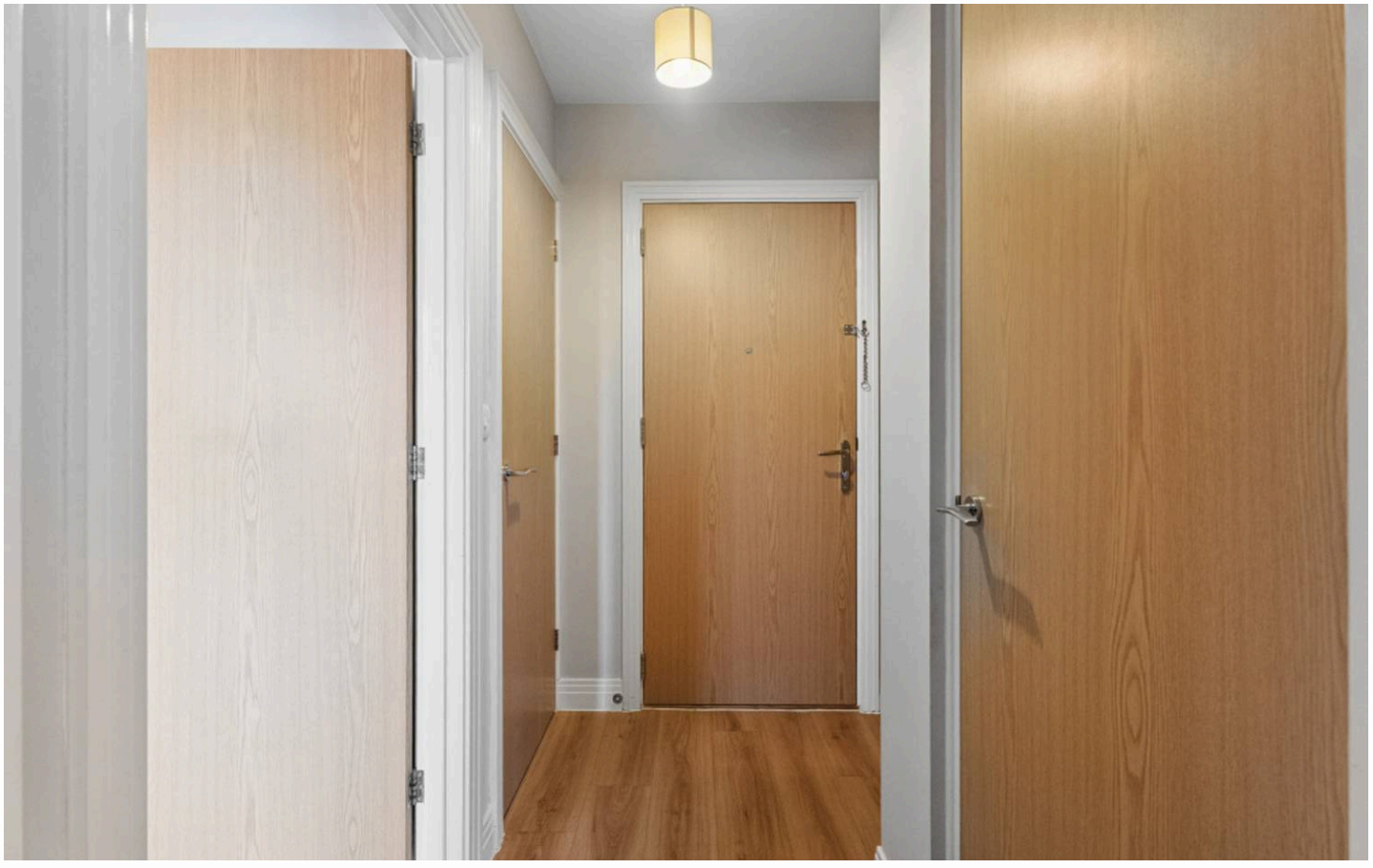


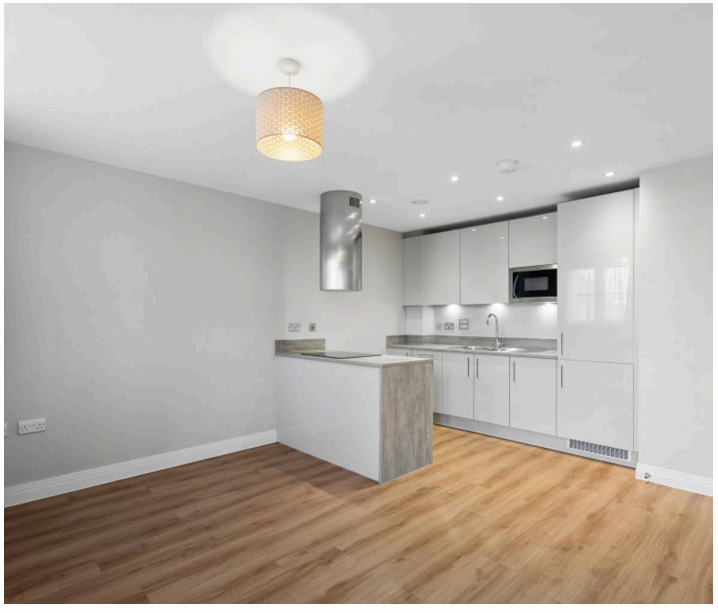
16 Hartwell House Gibbs Couch, Watford

£259,500

fairfieldestates







16 Hartwell House Gibbs Couch

Watford

NO UPPER CHAIN with this beautifully presented one-bedroom flat offers a superb opportunity for first-time buyers, investors, or those seeking a convenient base close to local amenities. Situated within a well-maintained modern development, with recently re-decorated and carpeted communal areas, this property boasts a light-filled interior with UPVC double glazing throughout and full electric heating, ensuring year-round comfort and energy efficiency (EPC rating 'C').

Council Tax band: B

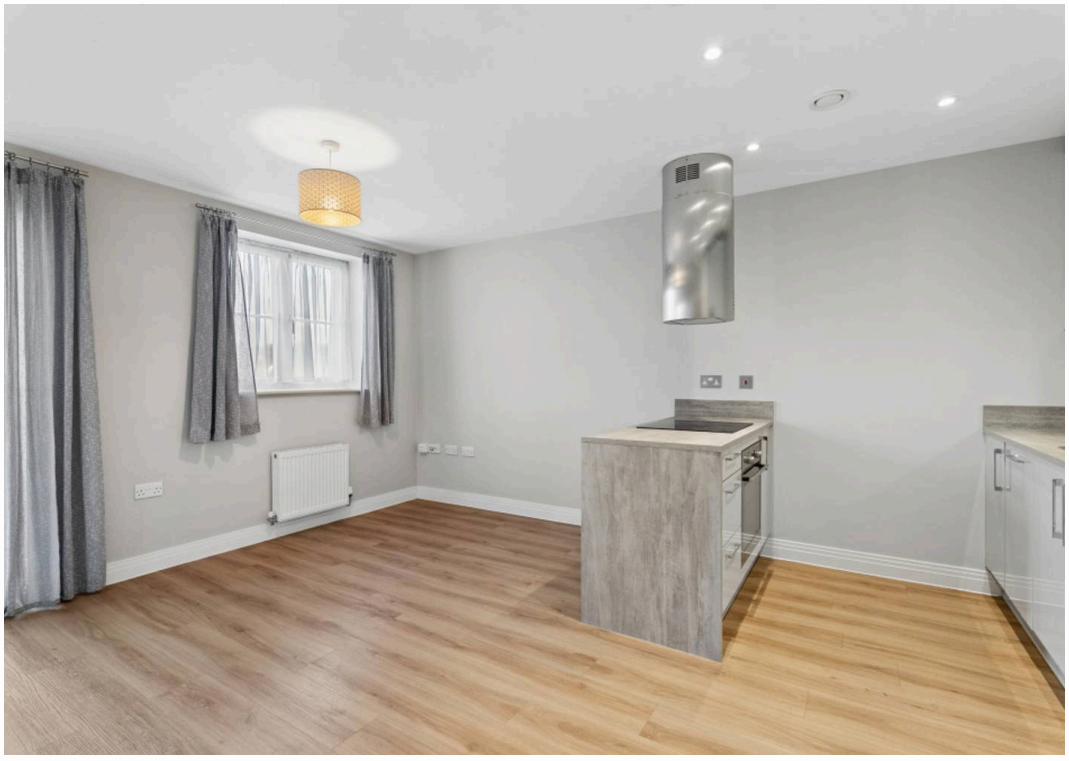
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- COUNCIL TAX BAND 'B'
- EPC RATING 'C'
- UPVC DOUBLE GLAZING
- FULL ELECTRIC HEATING
- CONTEMPORARY KITCHEN
- LOVELY BATHROOM
- BUILT IN WARDROBE
- GREAT ACCESS TO ALL AMENITIES
- SECURE GATED PARKING SPACE
- JULIETTE STYLE BALCONY











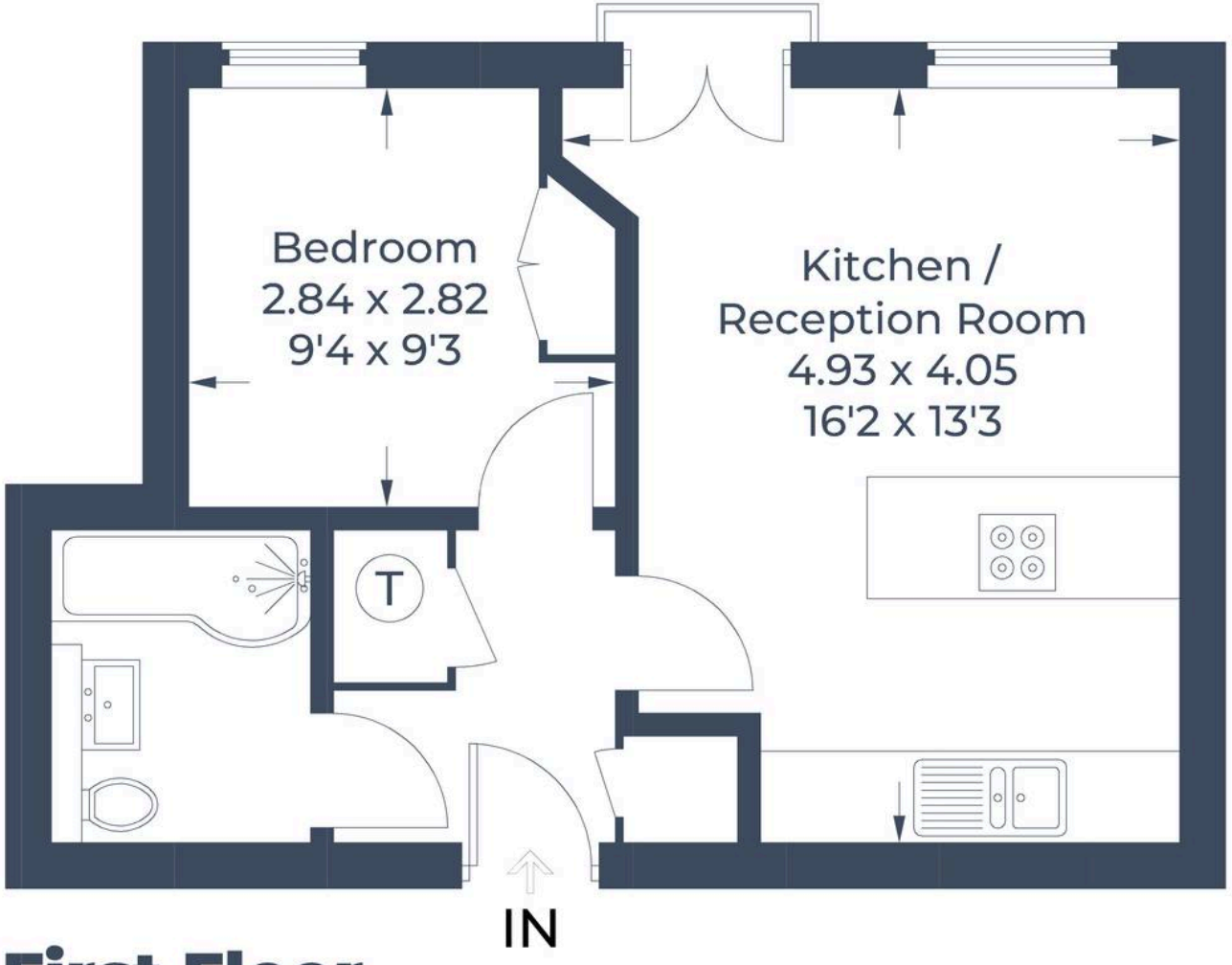







HARTWELL HOUSE

Approximate Gross Internal Area = 34.3 sq m / 369 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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Fairfield - Oxhey

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We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service