

LEASEHOLD



Apartment (EPC Rating: D)

PERCY ROAD, WATFORD, WD18 0QA

£329,000

2 Bedroom Apartment located in

A beautifully presented two bedroom first floor flat which is immaculately presented throughout. Located a few minutes walk from the town centre and ideally offered for sale chain free!

Long Lease • Chain free • Refurbished - Move Straight In!

This smartly refurbished first-floor maisonette offers two well-proportioned bedrooms, a bright reception room and a contemporary refitted kitchen and bathroom. The property has been updated throughout, including new carpets, gas central heating and double glazing, and comes with residents' parking. It is also being sold chain free with long lease, making it an ideal choice for first-time buyers, downsizers or investors.

Reception Room

Size: 11'4" × 10'8" (3.47m × 3.24m)

A bright and welcoming living space positioned at the front of the property, ideal for relaxing or entertaining. The room benefits from natural light through a front-facing window and connects directly to the hallway.

Bedroom One

Size: 11'4" × 11'0" (3.47m × 3.36m)

A comfortable double bedroom located adjacent to the reception room, offering ample space for furnishings and a pleasant outlook.

Bedroom Two

Size: 13'3" × 12'10" (4.05m × 3.90m)

A generously sized principal bedroom situated to the right side of the layout, featuring a distinctive angled wall that adds character and flexibility for layout options.

Kitchen

Size: 10'2" × 8'3" (3.09m × 2.51m)

Modern and practical, the kitchen sits centrally within the home, accessible from the hallway. It provides space for fitted units and appliances, with

a window offering good natural light.

Bathroom

Size: 8'4" × 6'7" (2.53m × 2.01m)

Positioned off the hallway near the kitchen, the bathroom is well-proportioned and designed to accommodate a full suite, including bath, basin and WC.

Lease & Financial Information

- Lease: 147 years remaining
- Service Charge: £203 per annum (including buildings insurance)
- Ground Rent: £200 per annum
- Council Tax: Watford Borough Council – Band B

All information has been provided by the vendor. We have not seen documentary evidence to verify these details.

Location & Lifestyle

Positioned within easy reach of Watford Town Centre, the home enjoys excellent access to the town's extensive amenities — from cafés and restaurants to leisure facilities and the Atria Watford shopping centre. Nearby parks and green spaces provide attractive options for walking, relaxing and outdoor activities.

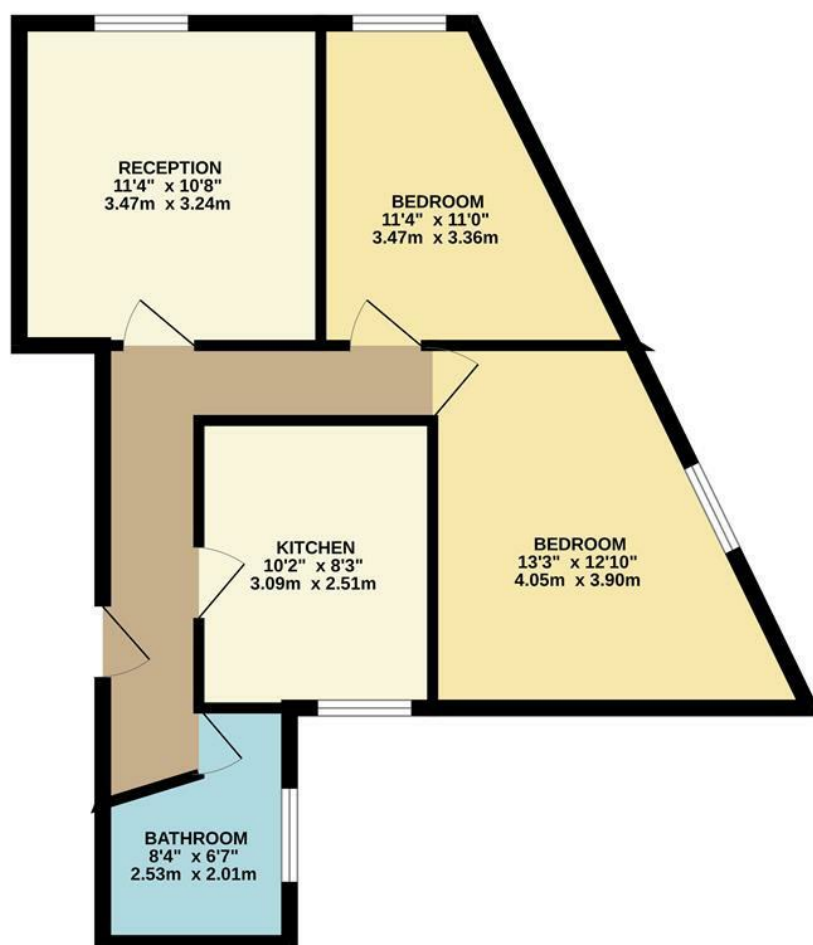
Transport & Connectivity

Commuters will appreciate the proximity to Watford Junction, offering fast mainline services to London Euston in around 20 minutes. Watford North station also provides convenient links into London and surrounding areas. Road connections are excellent, with straightforward access to the M1, M25 and A41, ensuring smooth travel across Hertfordshire and beyond.



WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



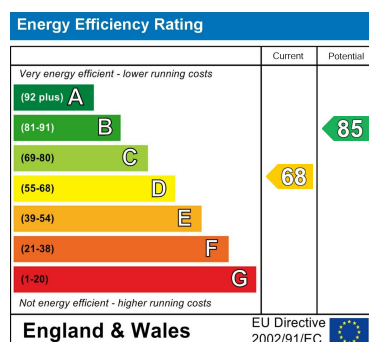
TOTAL FLOOR AREA : 548 sq.ft. (50.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the