

LEASEHOLD



Apartment (EPC Rating: C)

CLARENDON ROAD, WATFORD, WD17
1JY

£200,000

1 Bedroom Apartment located in Watford

Ideally offered for sale CHAIN FREE. Perfect for the commuter, we are delighted to offer for sale a beautiful nearly new one bedroom fourth floor apartment in outstanding condition. With open plan reception kitchen diner, large bedroom and separate bathroom. An early viewing is highly recommended.

Built in 2016, we are delighted to offer to the market an outstanding one bedroom fourth floor apartment located in the town centre next to the distinguished Watford Palace Theatre and only a couple of minutes walk to Watford Junction Station.

Entered via a secure communal lobby with stairs and lift to all floors.

The private entrance door leads into the spacious hallway which has built in storage cupboard (also contains the washing machine) with doors to the bedroom, bathroom, spacious lounge/kitchen diner.

Benefitting from double windows to front aspect, the lounge diner is immaculate, flooded with ample natural light. Decorated in neutral tones, good quality laminate to floor and inset lighting.

The kitchen area hardly been used and is in outstanding condition. It comprises of a range of high gloss fitted wall and base units, roll top work surfaces, stainless sink and drainer unit, tiled splash back areas, integrated dishwasher, integrated fridge freezer, integrated oven with inset hob with extractor hood above,

The modern bathroom consists of practical white suite with top of the range fixtures and fittings. Comprising of a panel enclosed bath with wall mounted shower, glass shower

screen, ceramic square wash basin, WC, fully tiled walls and towel rail, shaver points and spotlights.

CHAIN FREE.

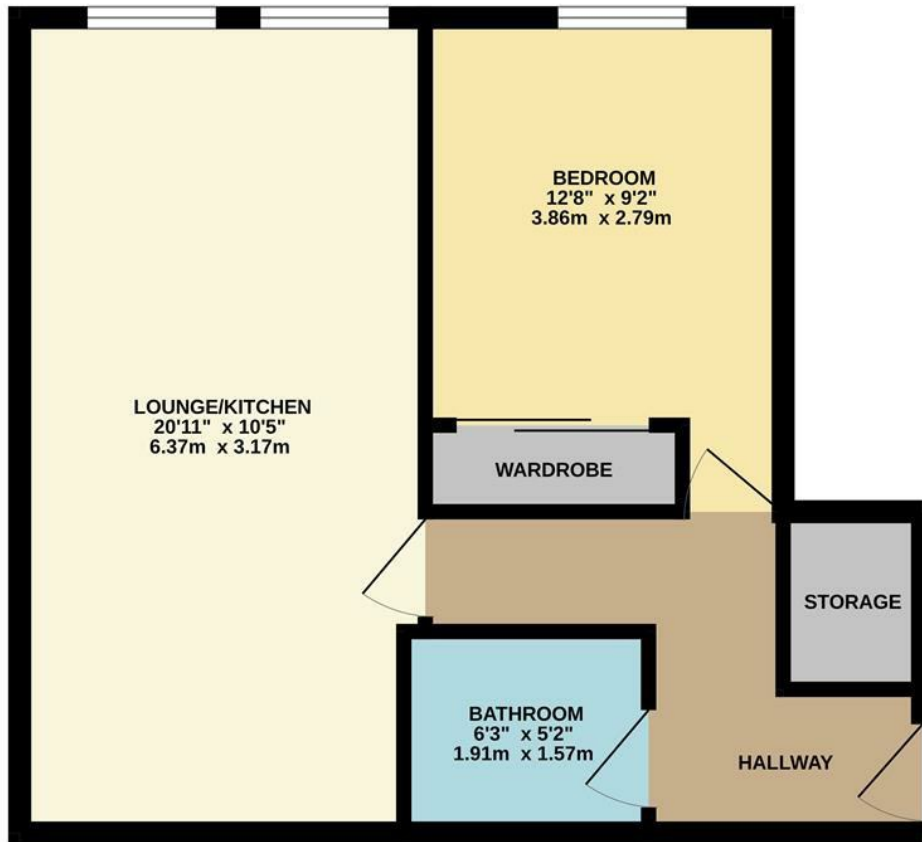
Service Charge 2026 : £1669 every six months and includes buildings insurance
Ground Rent: £250 per year
Lease Term: 115 years remaining
no parking

The vendor has provided us with this information and we have seen no documented evidence to support; on purchase these details must be verified by your solicitor.



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

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



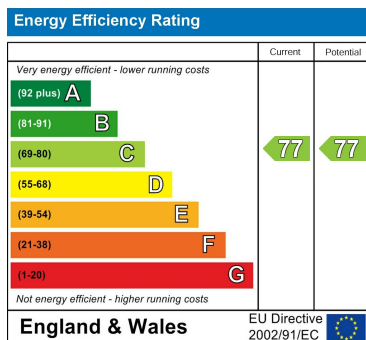
TOTAL FLOOR AREA : 438 sq.ft. (40.7 sq.m.) approx.

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

C

Energy Performance Graph



Call us on

01923 220012

sales@warrenanthony.co.uk

<https://www.warrenanthony.co.uk>

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