



Courtlands Close, Watford

Offers Over £175,000

proffitt
& holt





Courtlands Close

Watford

A well-presented one double bedroom first floor flat situated in this popular location close to Leavesden Studios, local shops and excellent transport links.

Comprises communal entrance with entry-phone system and stairs to the second floor, entrance hall, lounge/dining room, kitchen with appliances, bedroom with built-in cupboard, and bathroom with shower over bath.

Outside there are communal gardens and residents parking.

Sold with no upper chain.

Ideal for first-time buyers and investors.





Courtlands Close

Watford

The property is located on the north side of Watford, close to both award-winning Leavesden Country Park and Woodside Park & Leisure Complex, with the residential area of Leavesden being close to Abbots Langley where its High Street has number of shops catering for most daily requirements. Watford town centre is within approximately 2.5 miles with the Harlequin Shopping Centre as well as additional numerous High Street shops, amenities, and restaurants.

Watford Junction mainline station is within 2.1 miles and provides regular services into London, Euston. For the road commuter, the M25 (Junction 19) and the M1 (Junction 5) are both within easy reach. The property is within the catchment area of two outstanding Secondary Schools.



- First Floor Flat
- One Bedroom (with built-in cupboard)
- No Upper Chain
- Resident's Parking
- Spacious Living Room
- Perfect for First-Time Buyers and Investors





General Information

EPC – Energy Efficiency Rating: C

Council Tax Band: B

Tenure: Leasehold

Services

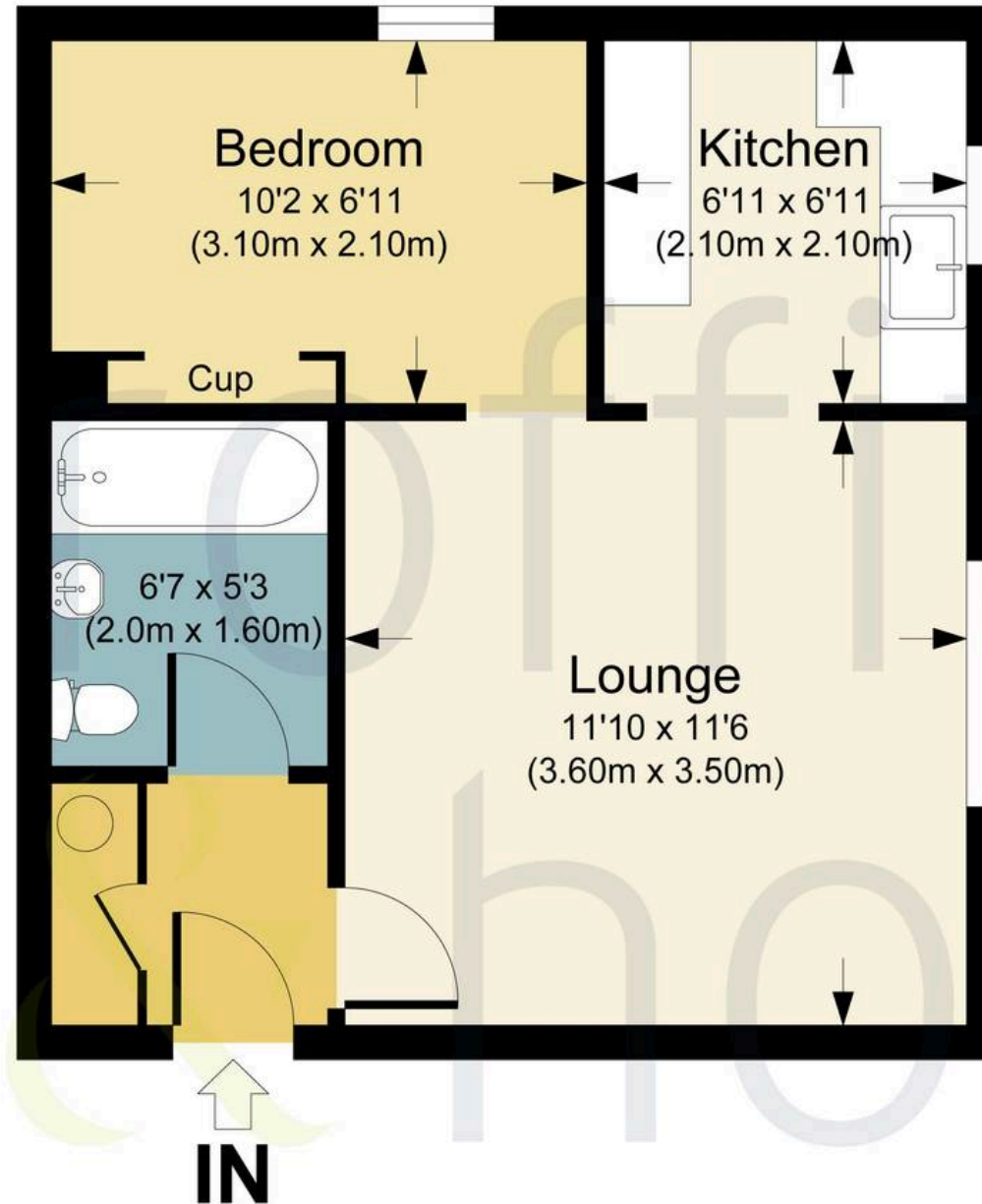
Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

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.



COURTLANDS CLOSE, WD24

APPROX. GROSS INTERNAL FLOOR AREA 334 SQ FT / 31.0 SQ M
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Proffitt & Holt – Watford

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