



Canterbury Road Watford, WD17 1QT Offers in excess of £265,000

NO UPPER CHAIN

Ideally located just moments from Watford Junction Station, this well-presented one-bedroom ground floor maisonette offers spacious and versatile accommodation. With a long lease remaining, no service charge, and a modest ground rent of just £200 per annum, it presents an excellent opportunity for first-time buyers, commuters, downsizers, or investors alike.

The property boasts a bright and contemporary living room, a brand-new kitchen/diner, and a generous double bedroom with built in wardrobes and patio doors providing direct access to the private garden. A modern bathroom is complemented by a large storage cupboard, enhancing the practicality of the space. The property further benefits from a private garden, accessible from both the hallway and the bedroom.

Positioned in a highly convenient location within easy walking distance of Watford Junction Station, the property is perfect for commuters seeking swift access into London. It is also ideally situated close to a range of local shops, amenities, and excellent transport links.

- One Bedroom Ground Floor Flat
- Conveniently Located For Local Transport Links & Watford Town Centre
- Patio Doors Leading Directly To Private Garden
- Brand New Modern Kitchen
- No Service Charge
- Low Ground Rent
- Permit Parking Available
- 2 Minute Walk To Watford Junction Station



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	