



AWARDED FOR  
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8 Pearkes House Fairfield Avenue, Watford  
£275,000





## 8 Pearkes House Fairfield Avenue

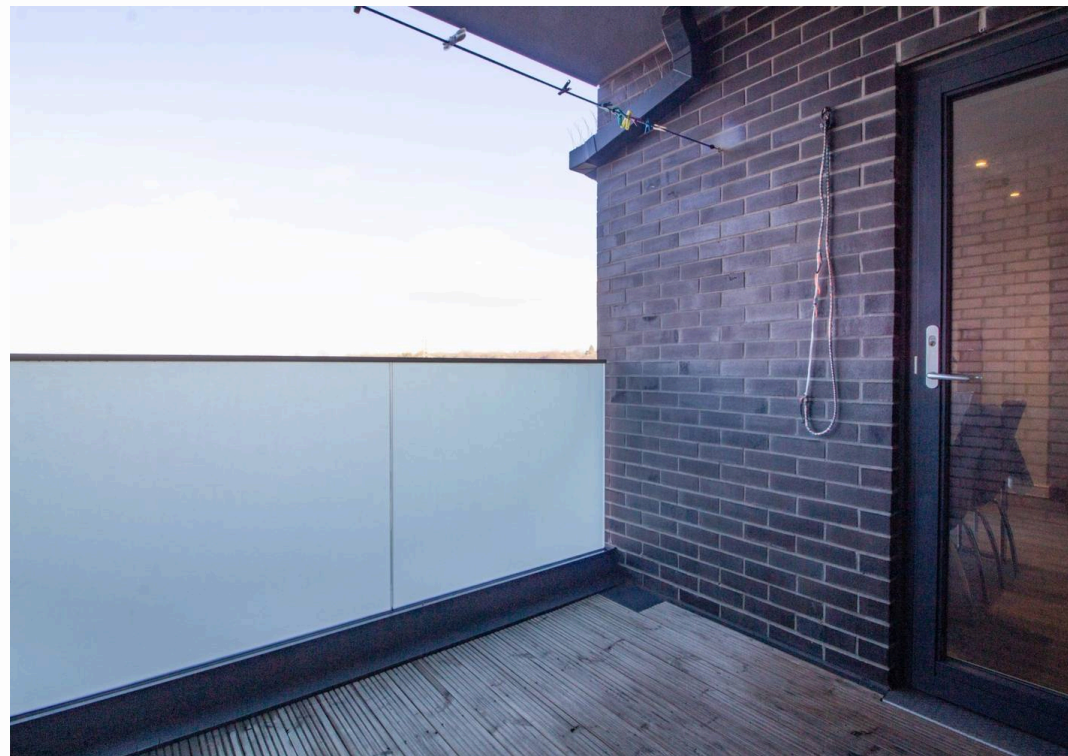
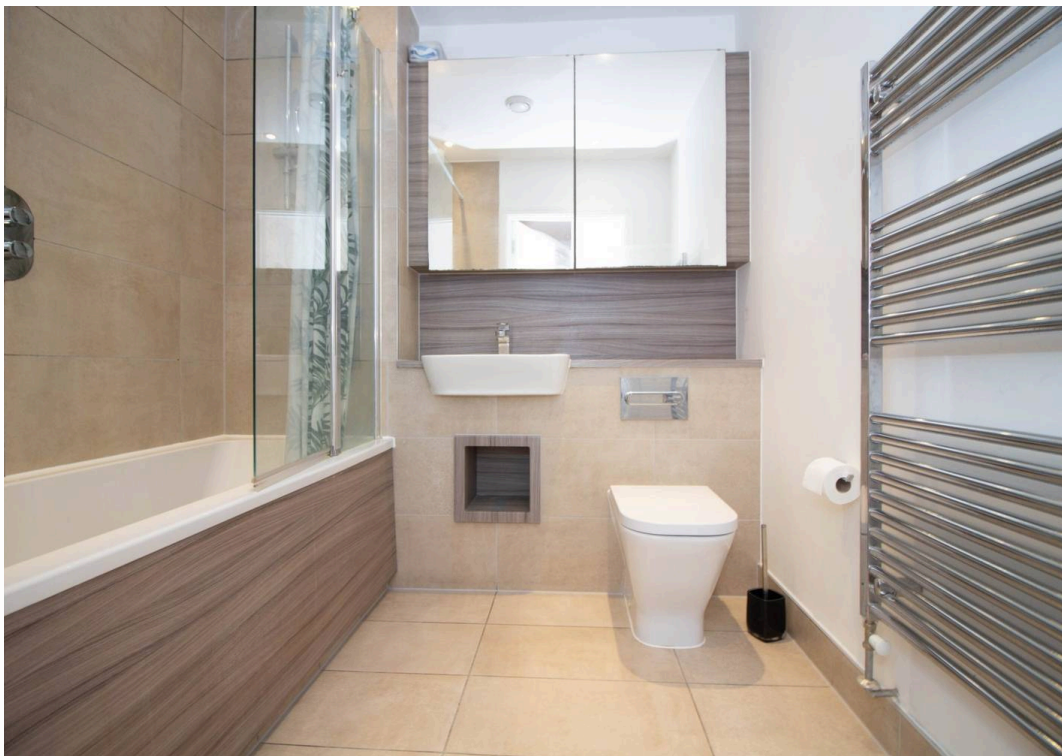
Watford, Watford

### STUNNING SECOND FLOOR APARTMENT!

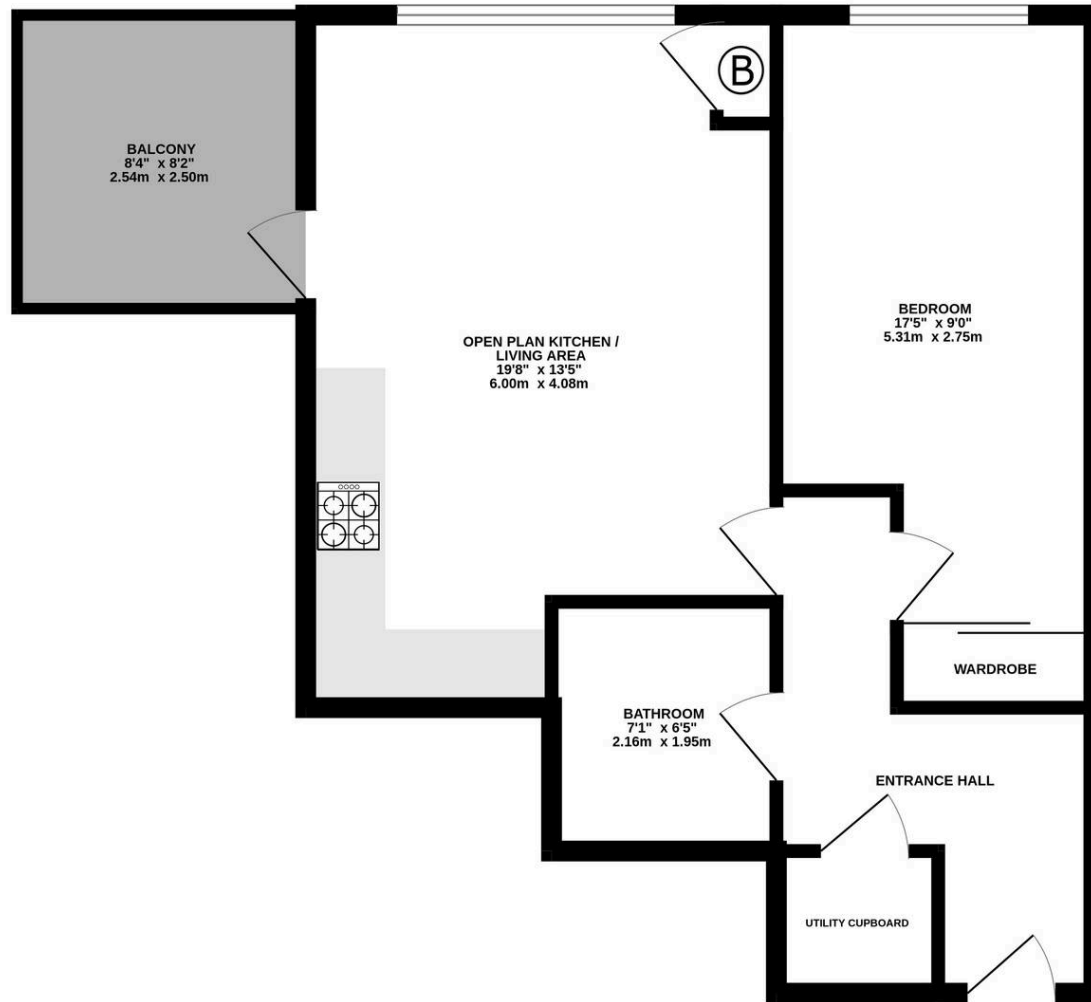
This beautifully presented second floor apartment offers an excellent opportunity for first-time buyers, investors, or professionals seeking contemporary living within close proximity to Carpenders Park Station. The property features a spacious one bedroom layout, thoughtfully designed to maximise both comfort and practicality. The open plan living and kitchen area creates a welcoming atmosphere, ideal for entertaining or relaxing at home. The modern kitchen is equipped with integrated appliances, providing a sleek and functional space for cooking and dining. A utility cupboard adds valuable storage and convenience, helping to keep the main living areas tidy and organised. The apartment benefits from gas central heating, ensuring warmth and efficiency throughout the year. Residents will appreciate the communal lift, which provides easy access to the second floor, making the property suitable for a wide range of buyers. The private balcony offers an additional retreat, perfect for enjoying a morning coffee or unwinding after a busy day. The bedroom is well-proportioned, offering ample space for furnishings and personal touches, while the contemporary bathroom is finished to a high standard. With zero ground rent, this apartment represents a cost-effective choice for those looking to minimise ongoing expenses. The location is particularly advantageous, with Carpenders Park Station just a short walk away, providing excellent transport links to the surrounding areas. Local amenities and services are also within easy reach, making living both convenient and enjoyable. The property has been maintained to a high standard, with regular updates throughout, allowing new owners to move in and personalise the space to their own taste. Security and







## SECOND FLOOR



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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