



**Connells**

Whistler Court Cezanne Road  
Watford





### Property Description

Discover contemporary, light filled living in this beautifully maintained first floor apartment set within the sought after Whistler Court development on Cezanne Road. Designed for modern lifestyles, this impressive home features an inviting open plan kitchen/ diner/ living space that flows seamlessly onto one of three private balconies-ideal for relaxing, entertaining or enjoying fresh air year round.

The generous master bedroom benefits from its own balcony, fitted wardrobes, and a stylish ensuite shower room, while the well proportioned second bedroom offers excellent versatility for guests, home office use or growing families. A modern family bathroom and ample storage throughout complete the interior.

Perfectly presented by the current owner, the apartment enjoys a bright, contemporary finish, gas central heating, double glazing, and a long lease-providing peace of mind for years to come.

Outside, residents benefit from allocated parking and proximity to the popular Lea Farm recreation ground, making outdoor leisure easily accessible. The development also sits conveniently close to The Grove, Stanborough Secondary School, and excellent transport links, offering effortless access to Watford, motorways and nearby amenities.

Whether you're a first time buyer, downsizer or investor, this stylish apartment represents a fantastic opportunity in a desirable location. Your next home at Whistler Court awaits-early viewing is highly recommended.



## Entrance Hall

Front door.

## Lounge area

9' 1" x 2' 4" ( 2.77m x 0.71m )

Open to kitchen, balcony.

## Kitchen Area

## Bedroom 1

10' 5" x 13' 4" ( 3.17m x 4.06m )

Balcony, built in wardrobes.

## Ensuite

Shower, WC, wash hand basin.

## Bedroom 2

8' 8" x 11' 11" ( 2.64m x 3.63m )

## Bathroom

Bath with shower attachment, wash hand basin, WC.

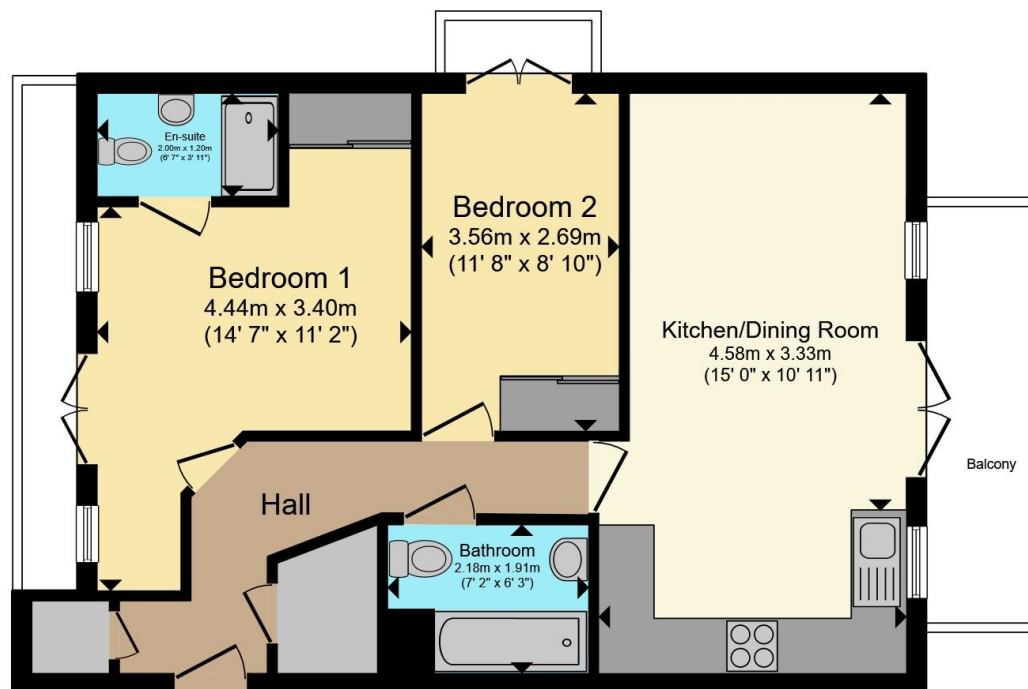












## Flat Floor

Total floor area 55.5 m<sup>2</sup> (598 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: B

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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