

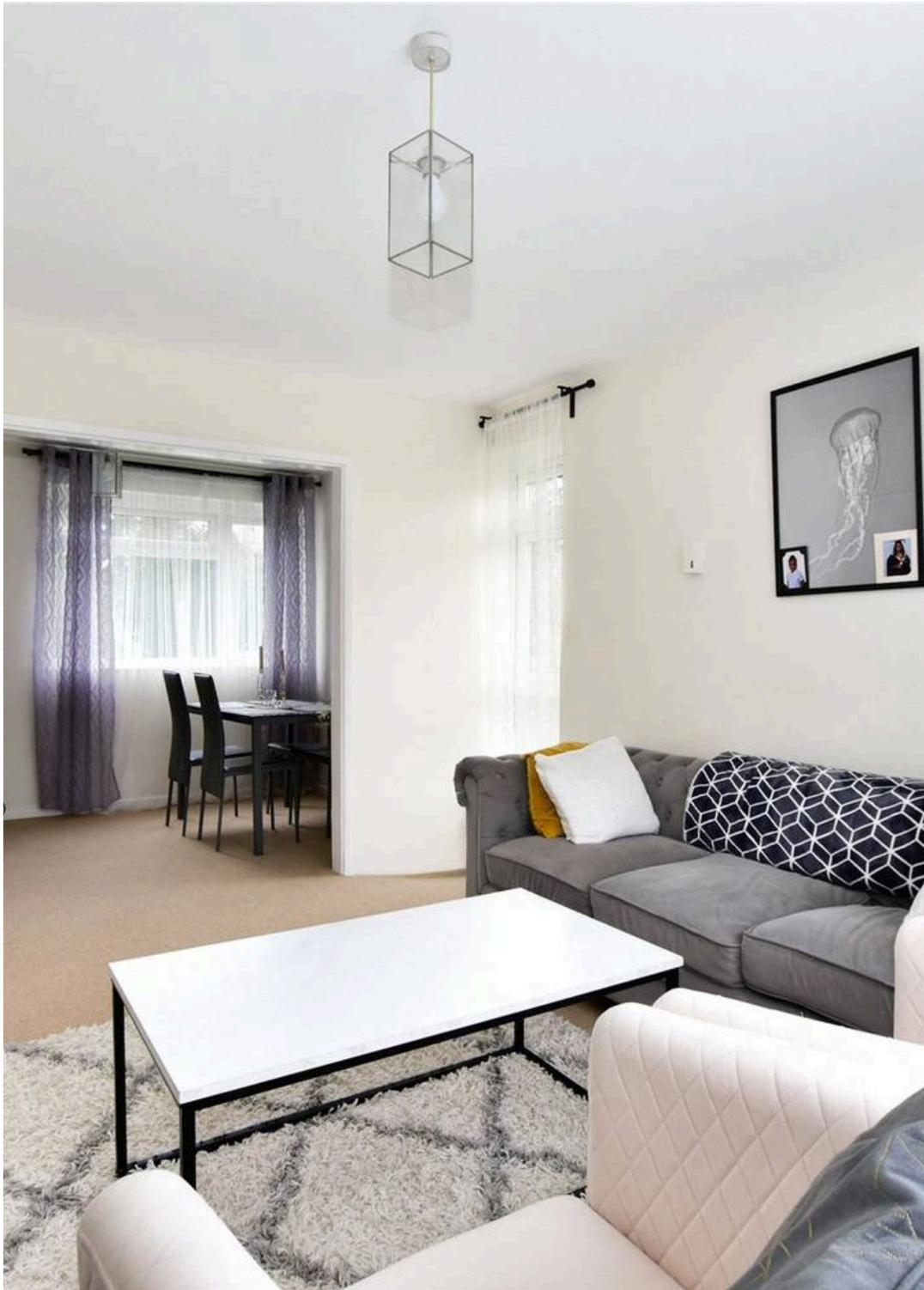


Kenilworth Court, Hempstead Road, Watford

In Excess of £300,000

proffitt
& holt





Kenilworth Court

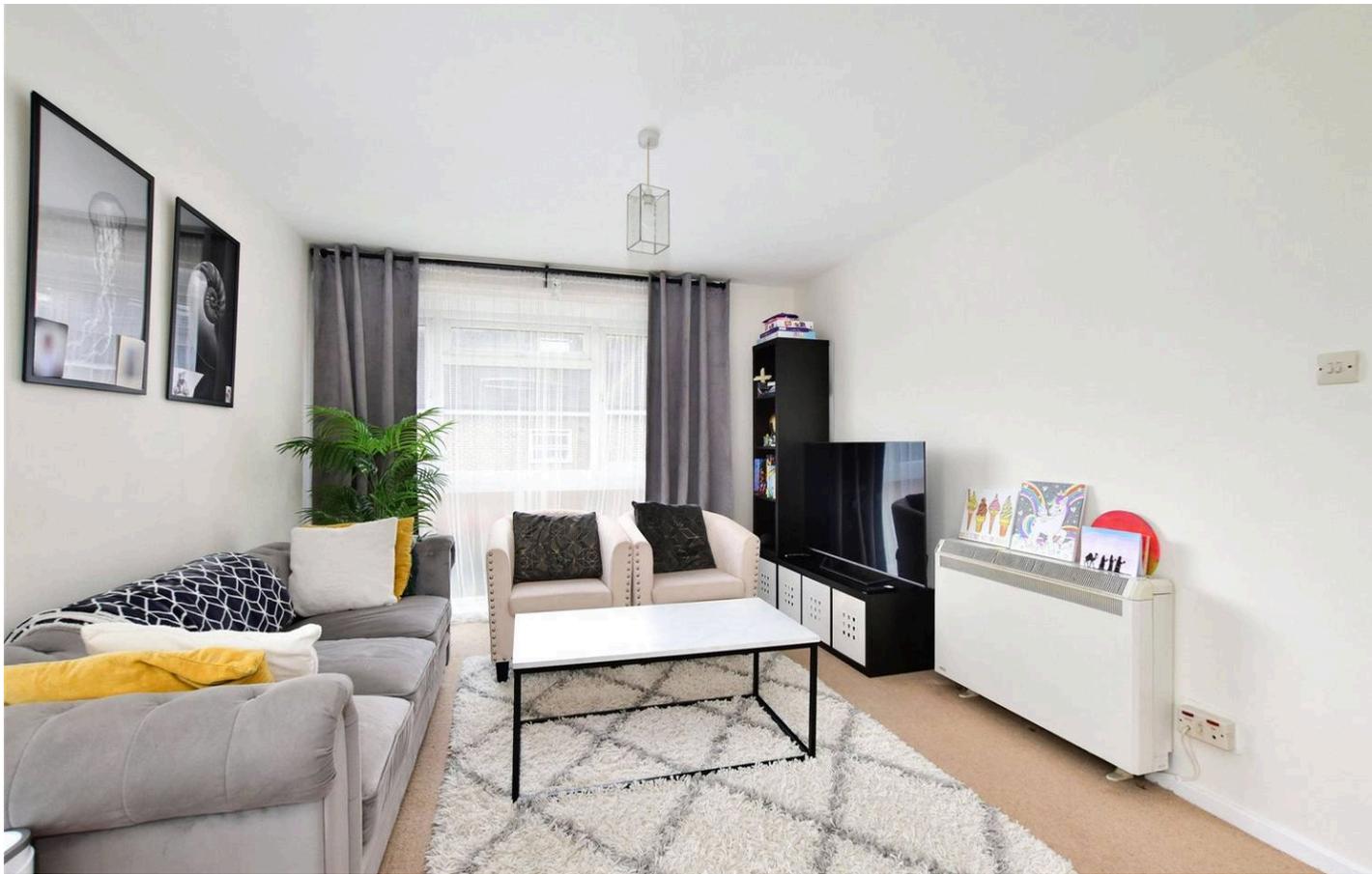
Hempstead Road, Watford

Proffitt & Holt present this charming first floor flat with no upper chain, situated in a desirable location.

Boasting two well-proportioned bedrooms, plus this property offers a comfortable and versatile living space. The flat benefits from access to beautifully kept communal gardens, perfect for relaxing and enjoying the outdoors. Residents can also take advantage of ample parking, ensuring convenience and peace of mind, as well as your own garage en-bloc.

With no upper chain, this property presents an excellent opportunity for first-time buyers or investors looking to expand their portfolio. The flat is ideally located close to local amenities, transport links, and schools.

Don't miss the chance to make this delightful flat your new home. Contact Proffitt & Holt today to arrange a viewing.

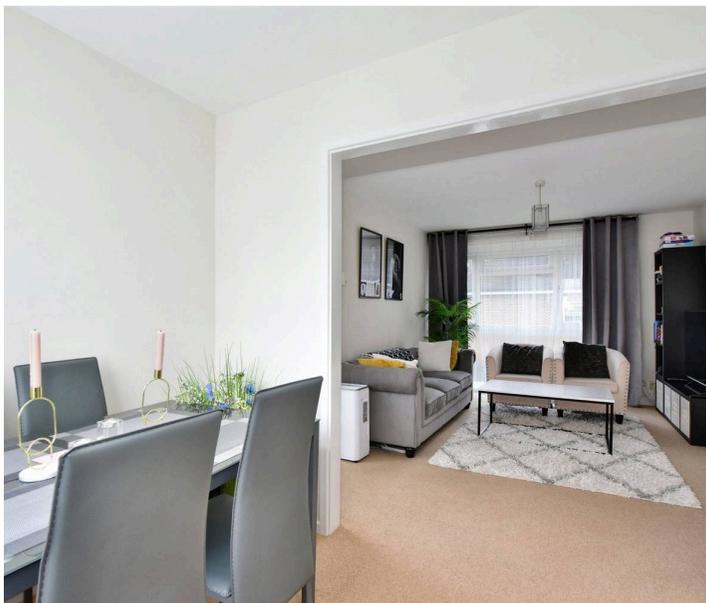


Kenilworth Court

Hempstead Road, Watford

The property is situated off the prestigious Hempstead Road and is ideally situated for easy access to Watford's busy town centre, with its multiple shopping, transport, and entertainment facilities, including Harlequin Shopping Centre and Watford Junction Station providing swift and frequent services into London, Euston. Both the M25 & M1 motorways being accessible, typically, within a drive of 5-10 minutes. Also, close-by is the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants plus Watford Central Sports Leisure Centre including gym and swimming pool facilities.

- No Upper Chain
- First Floor Flat within Desirable Location
- Share of Freehold
- 2 Well-Proportioned Bedrooms
- Utility & Storage Cupboards off the hallway
- Beautifully Kept Communal Gardens
- Ample Parking & Own Garage En-Bloc
- Close to local amenities, transport links, and schools





General Information

Council Tax Band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Services

Mains electricity, water, gas 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.







First Floor

Approx. 72.3 sq. metres (778.5 sq. feet)



Total area: approx. 72.3 sq. metres (778.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • watford@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

