

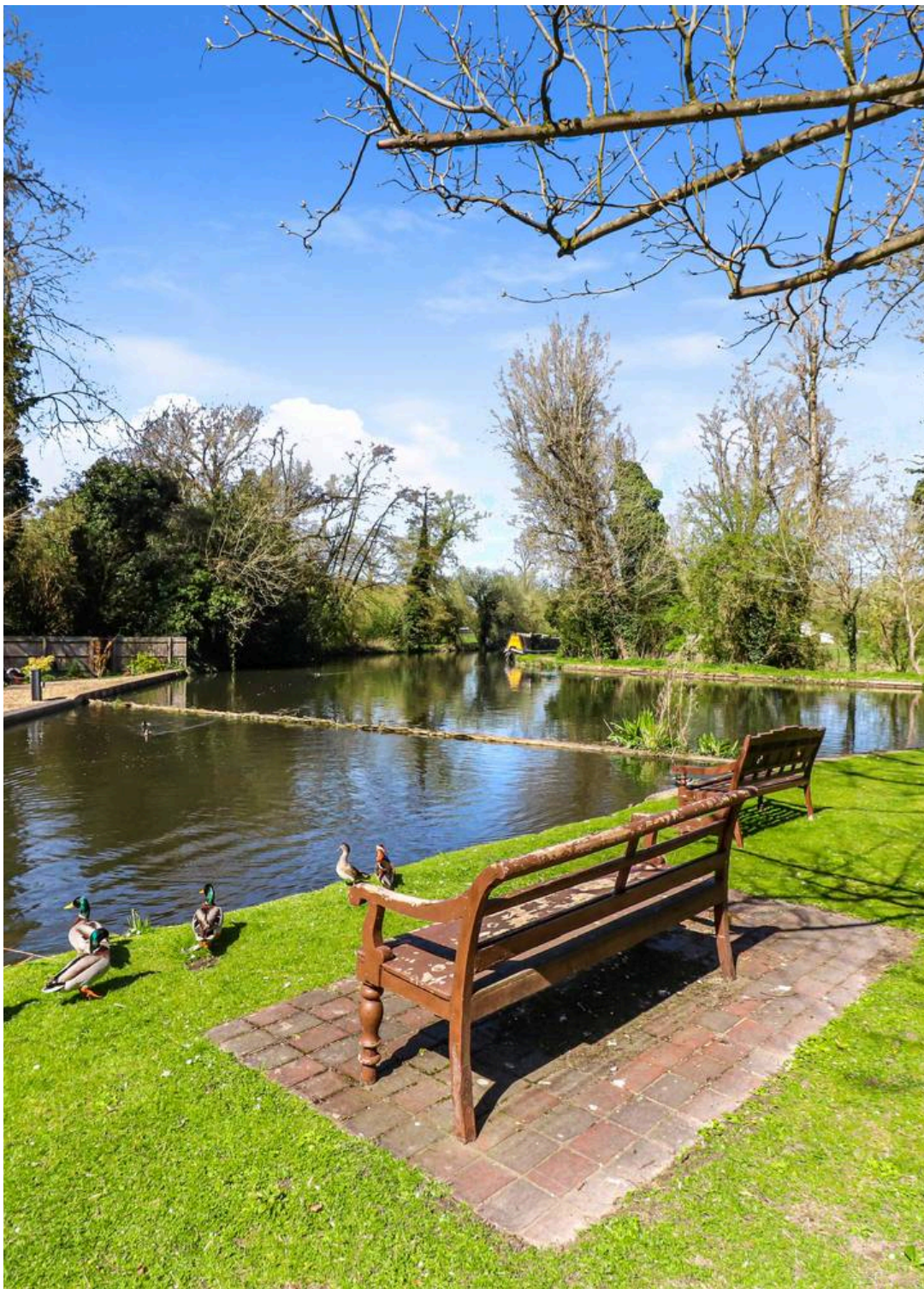


The Grove Mill, Grove Mill Lane, Watford

Guide Price £269,500

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The Grove Mill, Grove Mill Lane

Watford



Situated on a quiet residential road, this beautiful second floor apartment offers well-presented and spacious accommodation, making it an excellent choice for first-time buyers, downsizers, or investors alike.

The property features a generous reception room, a modern fitted kitchen, a good-sized double bedroom with fitted wardrobes, and a stylish contemporary bathroom. The apartment is well maintained throughout and offers a comfortable layout with plenty of natural light.

Further benefits include a share of freehold, long lease remaining, secure gated residents' parking, a private garage, and lift access to all floors. Residents can also enjoy beautiful communal grounds bordering the canal, along with attractive views towards The Grove. The property is also offered to the market with no upper chain.

Ideally positioned for commuters and those seeking convenience, the apartment is within easy reach of Watford Metropolitan Station and Watford Junction, both offering direct links into London Euston. There is also excellent access to the M25, A41, and M1.

A wide range of local amenities can be found nearby, including Watford High Street and the Harlequin Shopping Centre, with their selection of shops, restaurants, cafés, and leisure facilities. The property is also just moments from The Grove, canal-side walks, and Cassiobury Park, making it ideal for those who enjoy outdoor space and a well-connected setting.



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The property is ideally situated for easy access to the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants, the Watford Central Sports Leisure Centre including gym and swimming pool facilities, Watford town centre, Watford Junction and Watford Met Line station. For the road user, access to the motorway network is also close-by, with the M25 & M1 motorways being accessible, typically, within a drive of 5-10 minutes. Watford Town Centre provides extensive shopping, transport, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London.



- Second Floor Apartment Set in Beautiful Grounds
- One Double Bedroom with Wardrobes
- Modern Kitchen
- Modern Reception Room Overlooking the Canal
- Views towards The Grove
- Lift Access to all Floors
- Private Off Street Parking
- Single Garage
- Share of Freehold (with long lease remaining)
- No Upper Chain



General Information

EPC - Energy Efficiency Rating: C

EPC - Environmental Impact Rating: C

Council Tax Band: C

Tenure: Share of Freehold

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.





Second Floor

THE GROVE MILL, WD17

APPROX. GROSS INTERNAL FLOOR AREA 376.73 SQ FT / 35.0 SQ M.
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Proffitt & Holt – Watford

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