

LEASEHOLD



Apartment (EPC Rating: )

**THE PRINTWORKS, 535 WHIPPENDELL ROAD, WATFORD, WD18 7QF**

**£300,000**

# 2 Bedroom Apartment located in Watford

Located on the third floor of a modern development, this superb apartment offers bright, contemporary living with a generous layout and excellent outdoor space. The property is close to local school,s shops and the stunning Cassiobury park.

## Full Description

Located on the third floor of a modern development, this superb apartment offers bright, contemporary living with a generous layout and excellent outdoor space..

The property features two spacious double bedrooms, including a main bedroom with a stylish en suite shower room, and a modern fully fitted kitchen with integrated appliances. The open-plan living and dining area opens directly onto a fantastic 12-metre balcony, perfect for entertaining or simply enjoying the panoramic views.

This apartment is immaculately presented throughout, offering a perfect blend of comfort and convenience. With no upper chain, it's ideal for first-time buyers, downsizers, or investors seeking a move-in-ready home.

There is an allocated parking space for 1 Vehicle

Lease 999 years from 25/12/2005  
Service Charge £3271.21 per annum  
Ground Rent Peppercorn



WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR  
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (65.9 sq.m.) approx.  
 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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Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		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			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the

