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21 Hartwell House Gibbs Couch, Watford

Offers Over £342,500



 fairfieldestates



## 21 Hartwell House Gibbs Couch

Watford, Watford

### **BRILLIANTLY LOCATED TWO DOUBLE BEDROOM FIRST (TOP) FLOOR APARTMENT IN MODERN BUILDING!**

This attractive first floor apartment occupies its own level and benefits from a communal entrance shared by just two flats – offering a sense of exclusivity and privacy.

The modern layout includes two double bedrooms, with the principal bedroom featuring an en-suite shower room. Both bedrooms offer built-in storage, while a stylish family bathroom sits centrally off the spacious hallway, which also provides additional storage.

The open - plan living area combines a comfortable lounge with space for dining and a contemporary kitchen, creating a bright and sociable environment.

Further highlights include a long lease, gas central heating, double glazing, and two allocated parking spaces – a rare advantage given the property's close proximity to Carpenders Park Overground Station, providing excellent links to London Euston and Watford Junction.

#### Lease Details:

125 years from 25th March 2017 = 117 Years remaining

Maintenance Charge including building insurance: Approx £1693.43 per annum

Ground rent: £160 per annum.

Council Tax band: C

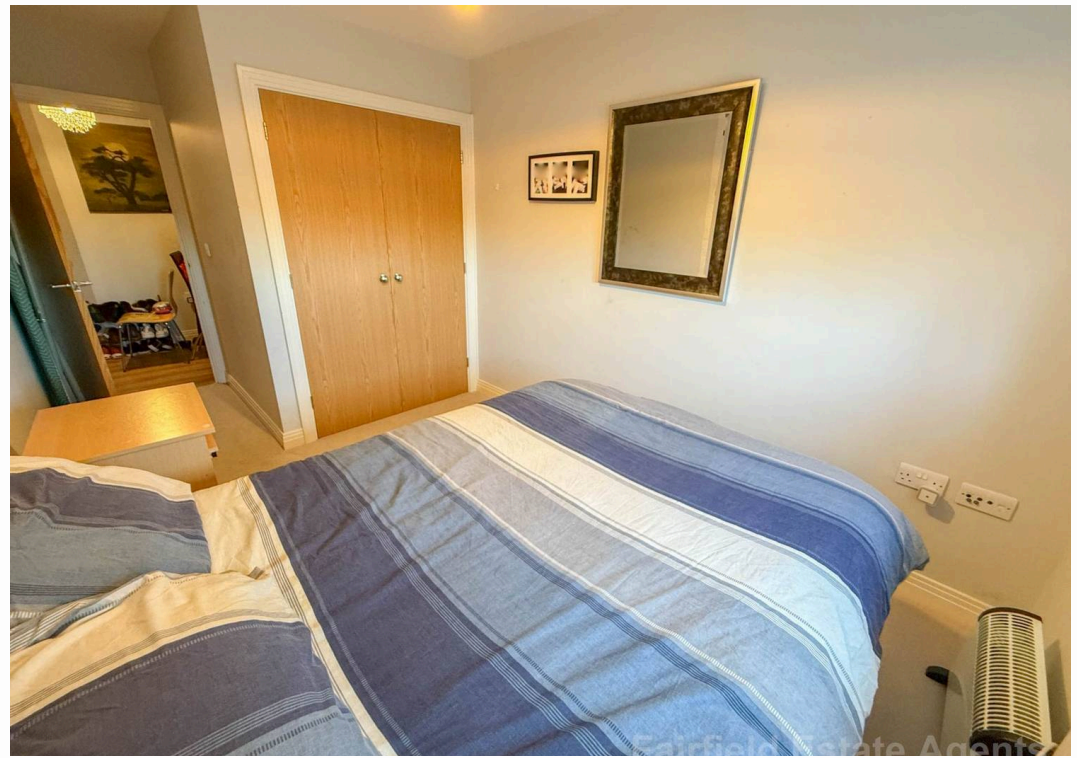
Tenure: Leasehold

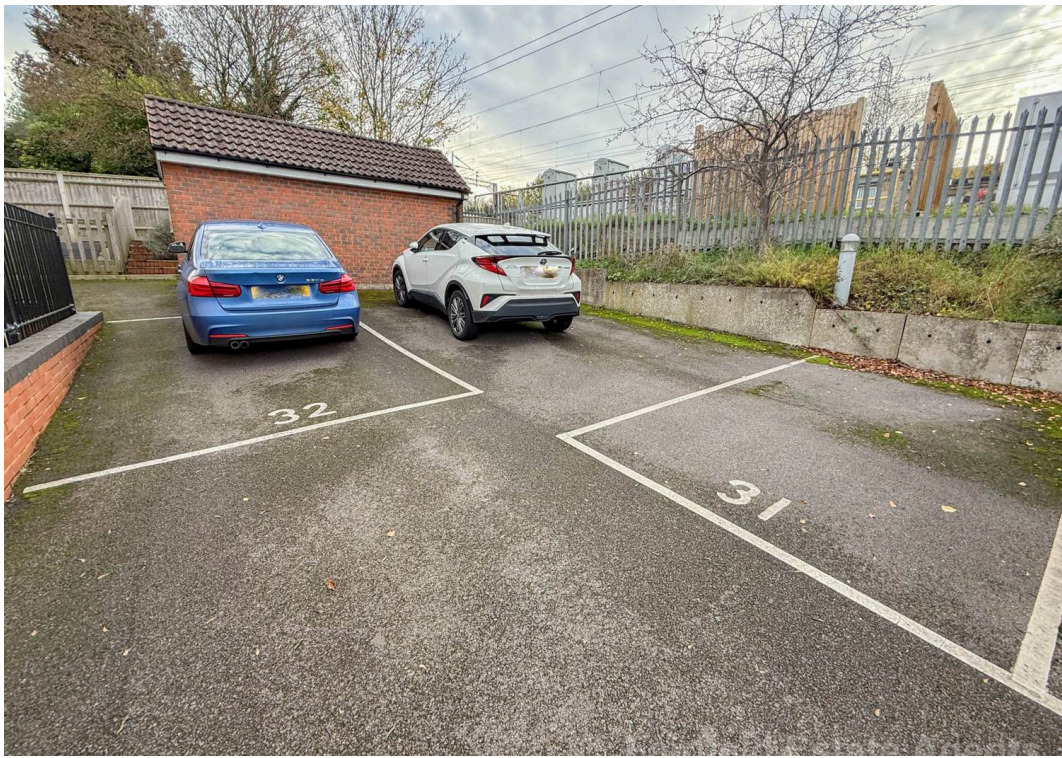
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

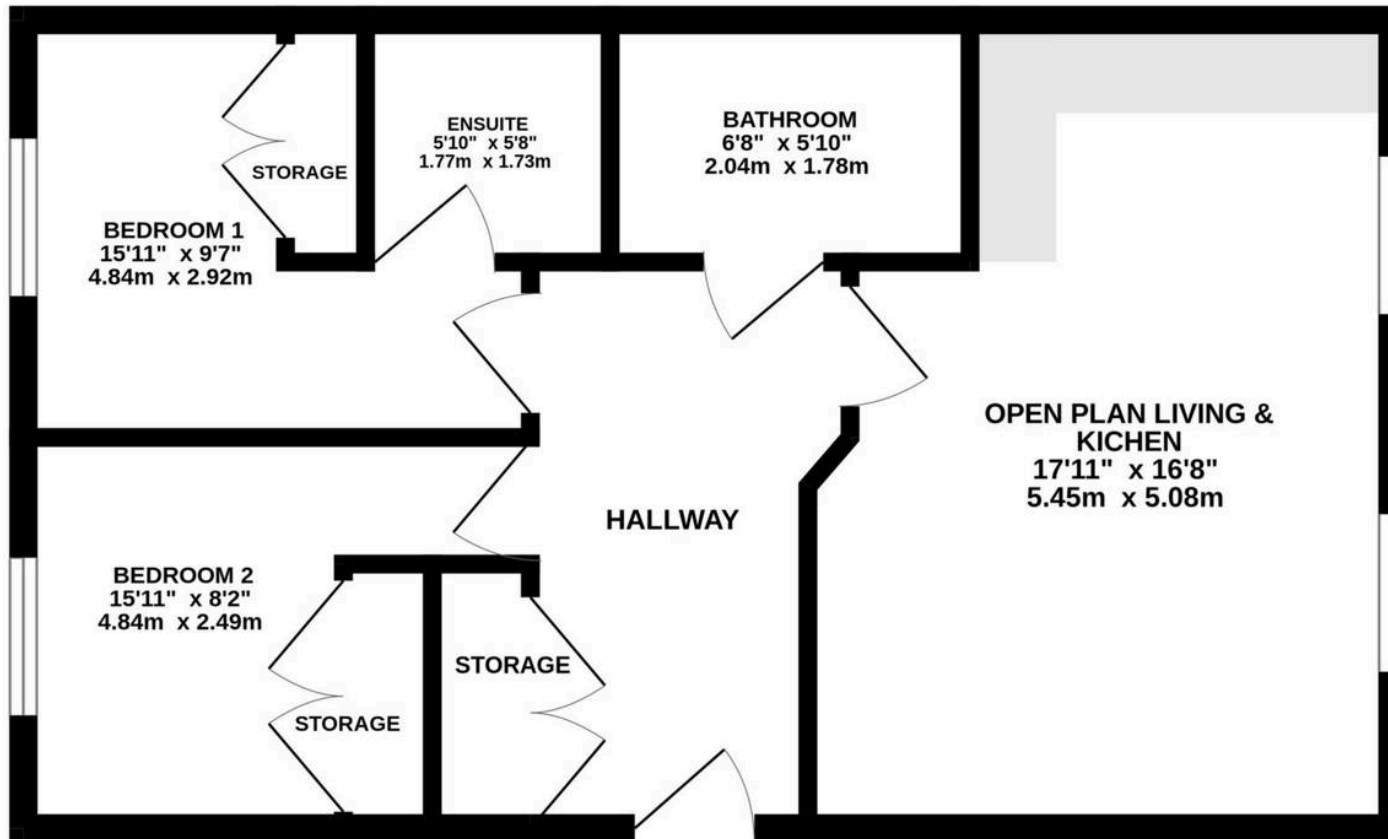








# FIRST FLOOR



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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## Fairfield – Oxhey

1 Station Approach, Watford – WD19 7DT

020 8428 0540 • [rob@fairfieldstates.co.uk](mailto:rob@fairfieldstates.co.uk) • [fairfieldstates.co.uk/](http://fairfieldstates.co.uk/)

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service