

Connells

Chalkdell House Loweswater Close Watford

Chalkdell House Loweswater Close
Watford WD25 0TA

for sale offers in excess of
£200,000







Property Description

A rarely available and generously sized one-bedroom first-floor apartment, presented in modern decorative order throughout and offering an ideal opportunity for first-time buyers, investors, or downsizers.

Accessed via a well-maintained communal entrance with lift access, the property opens into a welcoming hallway leading to a bright and spacious lounge, providing ample room for both seating and dining—perfect for relaxing or entertaining.

The fitted kitchen is thoughtfully arranged with a range of wall and base units, integrated gas hob with extractor, and space for essential appliances, making it both practical and functional.

The double bedroom is particularly well-proportioned, benefiting from a recessed area ideal for wardrobes or additional storage. The accommodation is completed by a well-appointed bathroom featuring a bath with shower attachment.

Externally, residents enjoy well-kept communal gardens and the convenience of allocated/residents parking, further enhancing the appeal of this home. Situate within a quiet residential cul-de-sac in the popular Garston area of North Watford, the property offers an excellent balance of peaceful surroundings and everyday convenience.

Garston Station is within easy reach, providing regular services into Watford Junction and connections to London Euston, making it ideal for commuters

Excellent road links via the M1, M25 and A41
Nearby amenities including local shops, supermarkets, and leisure facilities.

Communal Entrance

Front door, stairs.

Entrance Hall

Front door.

Lounge

17' 1" x 14' 6" (5.21m x 4.42m)
Window, laminate flooring.

Kitchen

7' 9" x 8' 6" (2.36m x 2.59m)
Wall and base units, tiled walls, gas hob with extractor over, plumbing for washing machine, space for fridge/ freezer.

Bedroom 1

14' 9" plus recess x 9' 6" (4.50m plus recess x 2.90m)

Bathroom

Bath, shower attachment, wash hand basin, WC.

Outside

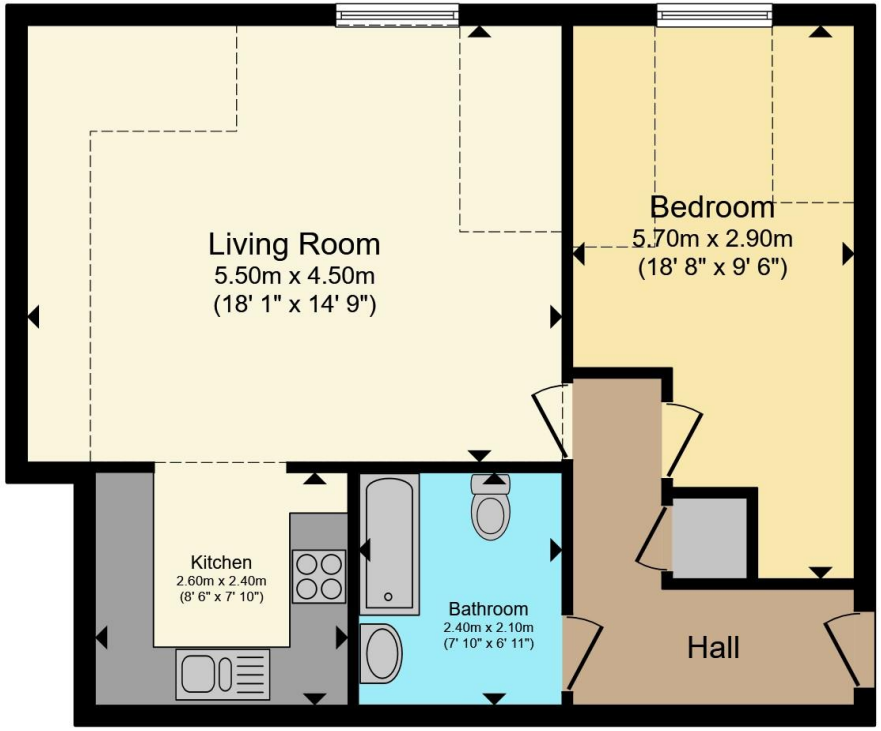
Communal Gardens

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 57.7 m² (622 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

Connells

To view this property please contact Connells on

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EPC Rating: C

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103321

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.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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