



Byewaters, Watford, WD18 8WJ

Offers Over £325,000 Leasehold

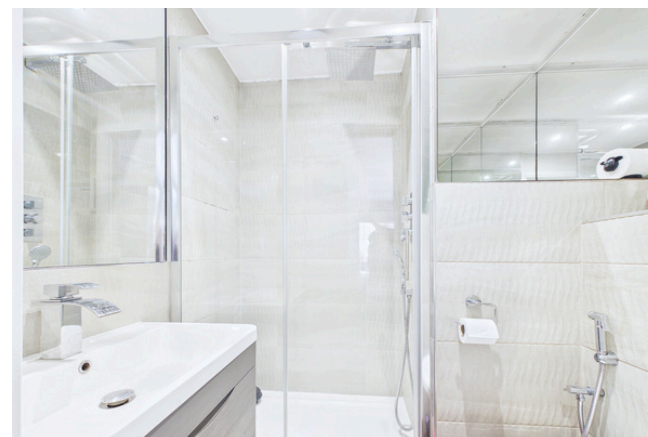


The property

The apartment features a well proportioned living space, complemented by double doors leading to the communal gardens.

The modern kitchen is designed for practicality and comfort and includes a water softener. Both bedrooms are generously sized, with the main bedroom benefiting from an ensuite bathroom for added privacy. A second bathroom serves the additional bedroom and guests.

Additionally, the property includes a single garage and allocated parking, providing excellent convenience. Offering convenient access to Croxley Station, just a 0.5 mile walk away, this property combines tranquil living with excellent transport links, making it an ideal home.



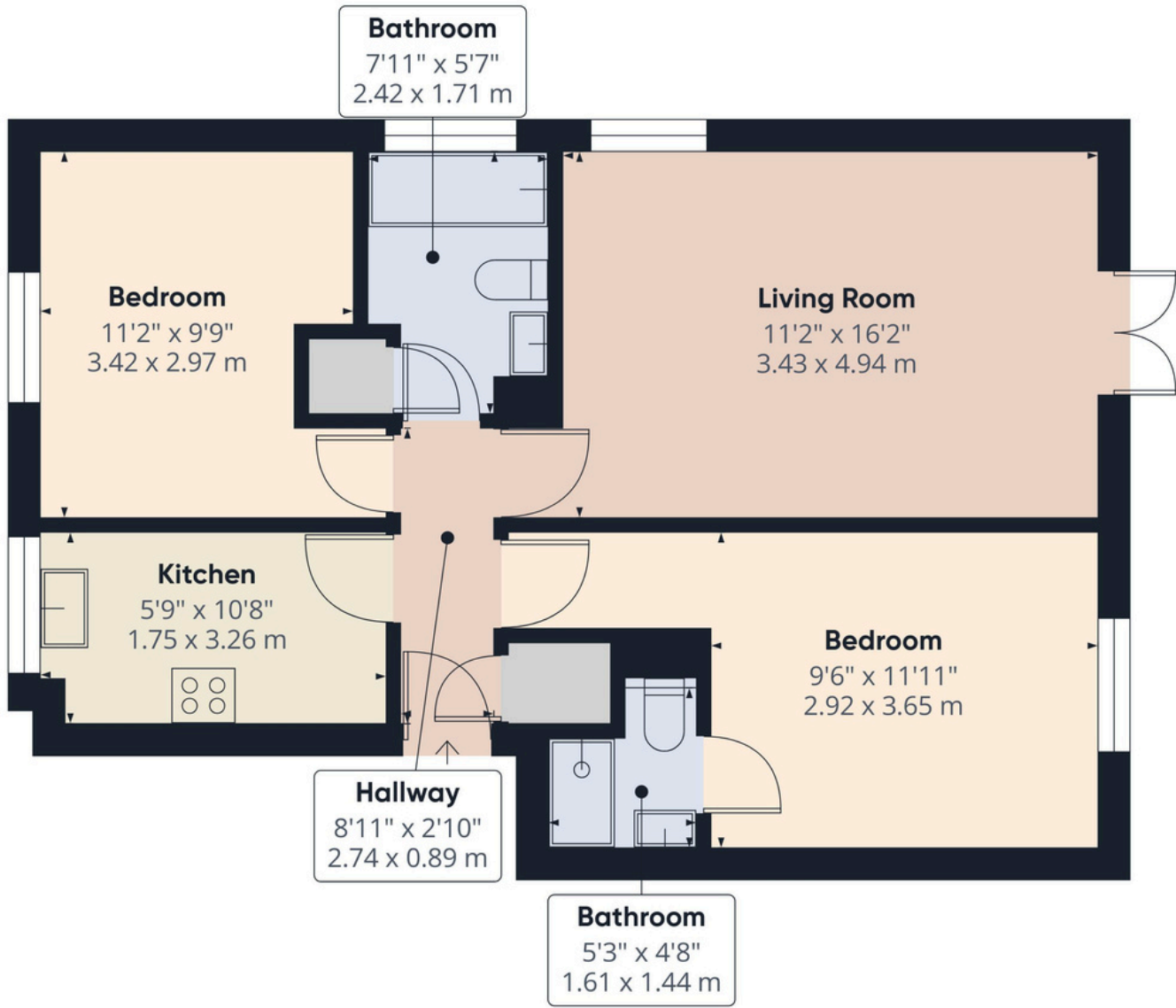
Key Features

- Two bedroom, ground floor apartment
- Garage
- Allocated parking
- Ensuite bathroom
- Camera intercom system
- Juliet balcony
- Located in a peaceful canal-side development
- 0.5 mile walk to Croxley Station





Floorplan



Approximate total area⁽¹⁾
646 ft²
60 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Area Information

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London, combined with plenty of green space, Watford offers the best of both worlds. Watford Town Centre has a variety of entertainment and retail options, including a large shopping centre, Cineworld Imax cinema and a vibrant restaurant hub.

There are also various sports facilities including golf, football, tennis and cricket and many leisure and health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses, The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space, catering for all ages, including sports facilities, kid's attractions and a nature reserve.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Property Ombudsman

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