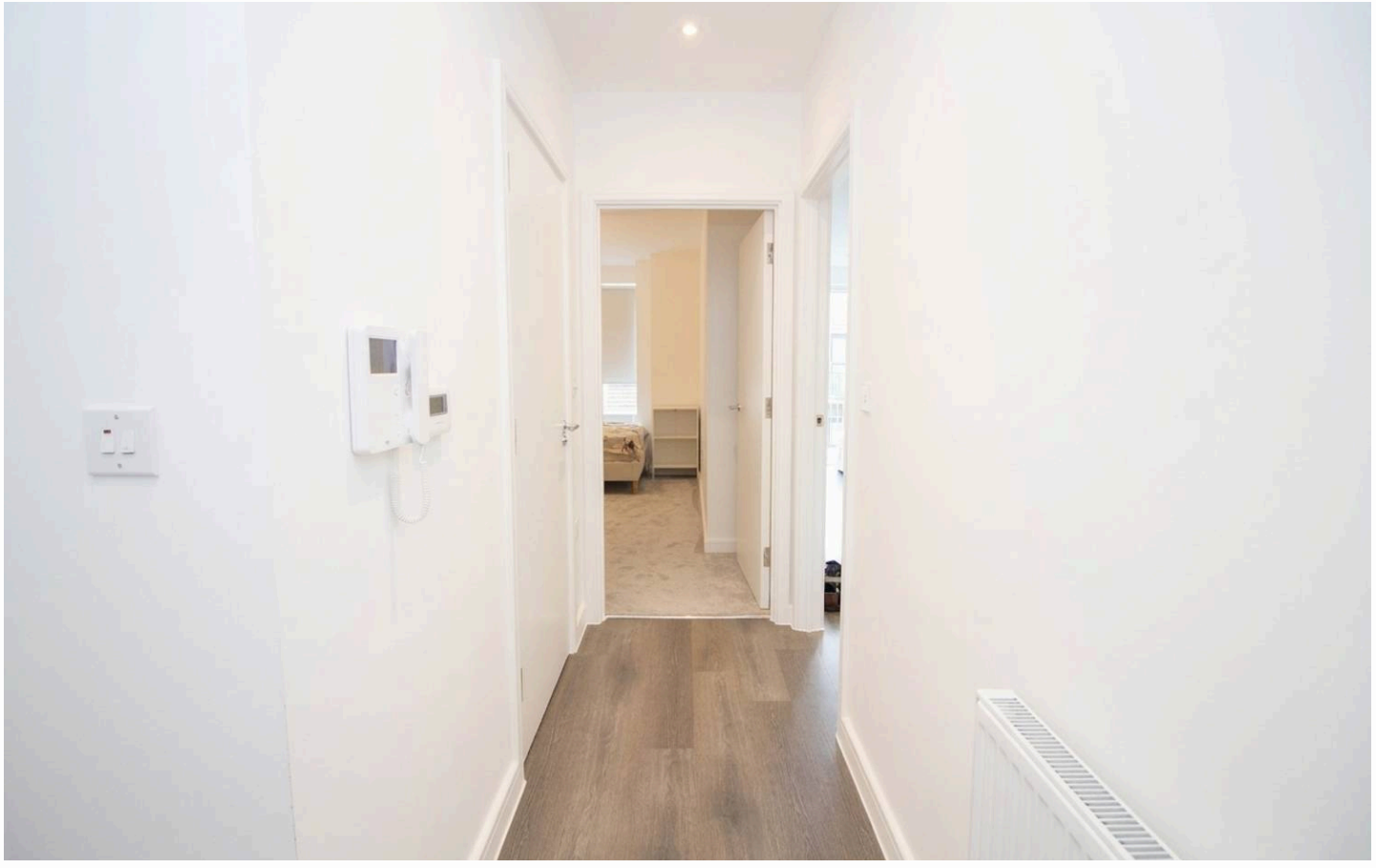
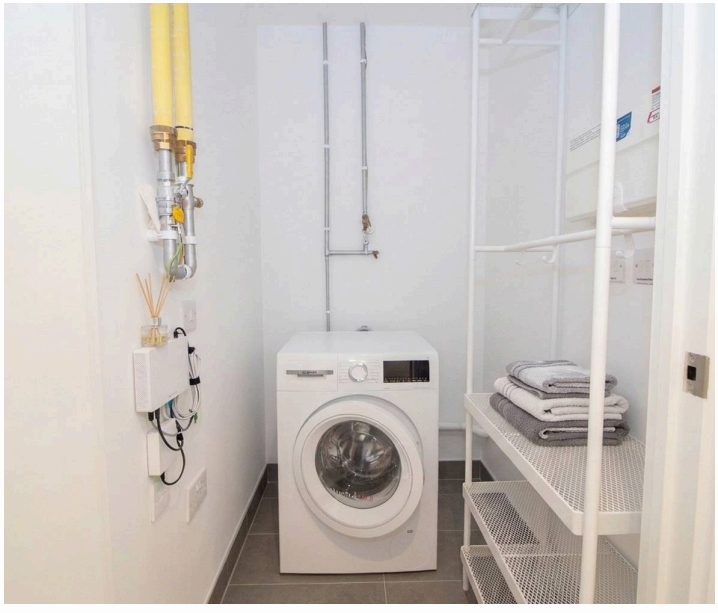


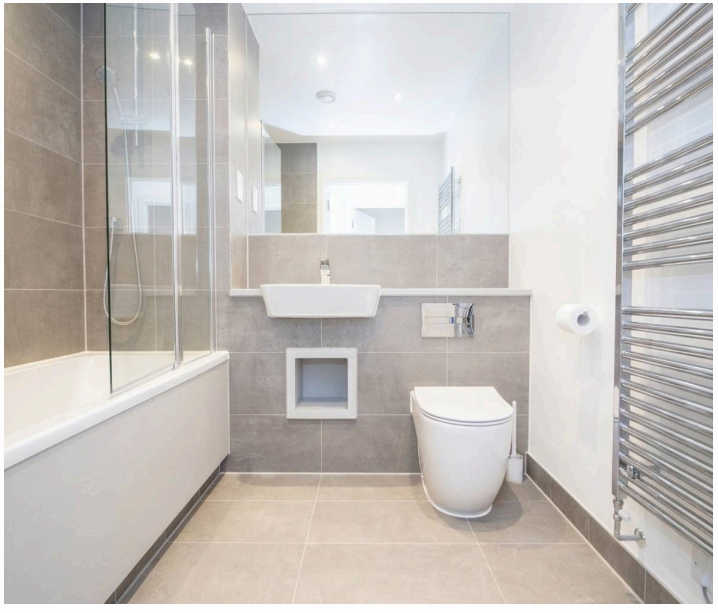
24 Thompson House Bridlington Road, Watford

In Excess of £250,000

fairfieldestates







24 Thompson House Bridlington Road

Watford

ONE BEDROOM SECOND FLOOR APARTMENT OFFERED TO THE MARKET WITH NO UPPER CHAIN - LOCATED WITHIN MINUTES WALKING DISTANCE OF CARPENDERS PARK STATION.

This immaculately presented one bedroom flat is offered to the market with no upper chain and boasts a remarkable 245 years remaining on the lease, providing peace of mind for both first-time buyers and investors. Situated on the second floor of a modern development, the apartment is accessible via a lift to all floors, ensuring convenience and ease of access.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- NO UPPER CHAIN
- 245 YEARS LEASE REMAINING / £1,800 PA SERVICE CHARGE
- IMPECCABLY CLEAN & TIDY CONDITION THROUGHOUT
- OPEN PLAN KITCHEN LIVING AREA
- SECOND FLOOR APARTMENT
- LIFT ACCESS TO ALL FLOORS
- PRIVATE BALCONY ACCESSED FRO
- LARGE SEPARATE UTILITY CUPBOAF
- COUNCIL TAX BAND 'B'
- EPC RATING 'B'











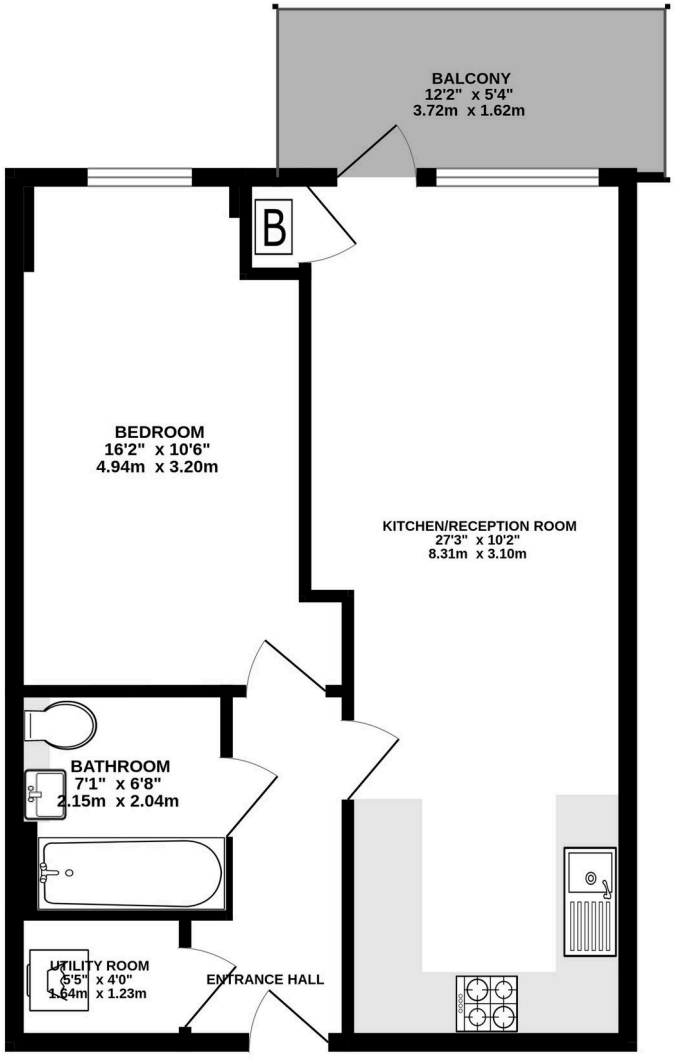








GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 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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Fairfield - Oxhey

1 Station Approach, Watford - WD19 7DT

020 8428 0540 • rob@fairfieldestates.co.uk • fairfieldestates.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