

Whippendell Road

Watford • • WD18 7QF

Asking Price: £340,000



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Set within a modern development in a well-connected area of Watford, this stylish apartment offers a generous 894 sq ft of well-proportioned living space in a vibrant and sought-after location.

The property features well-maintained interiors, two double bedrooms, two bathrooms, and a private balcony. Further benefits include one allocated parking space within a secure car park and the added advantage of no onward chain.

Ideally suited to professionals, first-time buyers, or investors, the property is positioned in a desirable residential location with excellent access to local amenities and transport links. This well-located apartment presents a fantastic lifestyle or investment opportunity in the heart of Watford.

Second Floor Apartment

Two Bathrooms

Open Plan Kitchen / Living

Two Double Bedrooms

979 Year Lease Remaining

Gated Parking Space

Private Balcony

Watford Grammar Schools Nearby

No Onward Chain

Approx Area: 894 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Description

This flat is larger than the average two-bedroom, two-bathroom apartment and feels open and well-proportioned throughout. You enter via a central hallway which provides access to all the main rooms. To one side of the apartment is a bright living room that enjoys plenty of natural light and provides direct access to a private balcony, creating a pleasant space for relaxing or entertaining. Adjacent to the living area is a separate kitchen, conveniently positioned and well laid out for everyday use. Moving through the hallway, there are two well-proportioned bedrooms, both offering comfortable accommodation and good space for bedroom furniture. The main bedroom also benefits from the added convenience of an en-suite shower room. The property also includes a main bathroom located off the hallway, as well as a useful storage cupboard, providing practical space for household items.

Location

Located on Whippendell Road, the property is ideally positioned for convenience and excellent transport links. Watford town centre is just a short walk away, offering a wide range of shops, cafés, restaurants and leisure facilities. Both Watford Metropolitan Line Station and Watford Junction are easily accessible, providing direct services into London and making this an excellent choice for commuters.

The area also benefits from a variety of well-regarded schools for all ages, including the highly sought-after Watford Boys' and Watford Girls' Grammar Schools. Morrisons Superstore and a selection of local amenities are also close by.

Cassiobury Park, one of Hertfordshire's most beautiful green spaces, is within easy reach and offers cafés, acres of woodland, canal-side walks and children's play areas.

Outside

The property benefits from a private balcony and one allocated parking space in the secure underground car park.



Schools:

St Anthony's Catholic Primary School 0.3 miles
Westfield Academy 0.3 miles
Watford Boys Grammar School 0.4 miles



Train:

Watford Station 0.5 miles
Croxley Station 0.8 miles
Croxley Green Station 0.9 miles



Car:

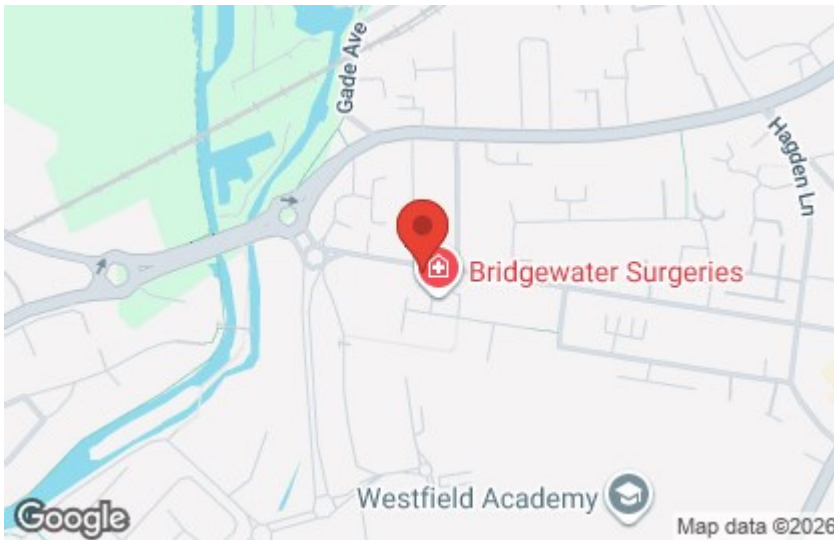
M4, A40, M25, M40



Council Tax Band:

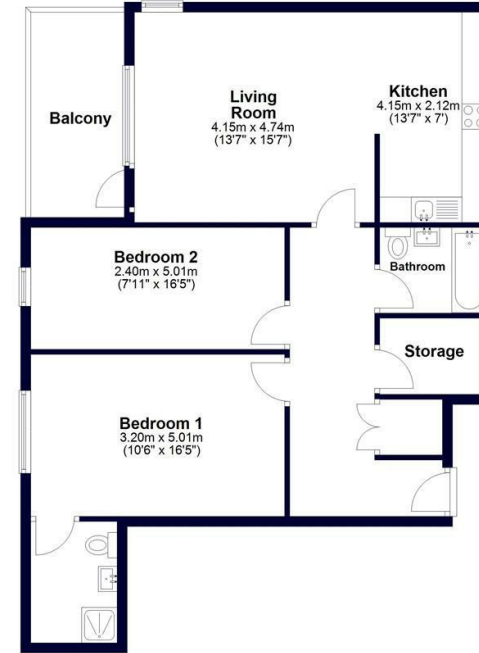
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(Distances are straight line measurements from centre of postcode)



Second Floor

Approx. 83.1 sq. metres (894.1 sq. feet)
(excluding Balcony)



Total area: approx. 83.1 sq. metres (894.1 sq. feet)



Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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| Energy Efficiency Rating | | Current | Target |
|--|---|---------|--------|
| Very energy efficient - lower running costs | A | | |
| Energy efficient - lower running costs | B | | |
| Decent energy efficiency - lower running costs | C | | |
| Some energy efficiency - lower running costs | D | | |
| Not very energy efficient - higher running costs | E | | |
| Very poor energy efficiency - higher running costs | F | | |
| Least energy efficient - higher running costs | G | | |
| England & Wales | | 81 | 81 |

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.