Maisonette-Duplex, Leavesden Road, Watford

In Excess of **£250,000 (entrance off Acme Road) - LONG LEASE!**

proffitt & holt

Maisonette-Duplex, Leavesden Road

Watford - (entrance off Acme Road - see last page)

This two bedroom terraced maisonette offers an exceptional opportunity to secure a comfortable home in a highly sought-after town location, renowned for its excellent transport links and vibrant local amenities.
The property boasts a generous split-level layout, providing a sense of space. Upon entering, you are greeted by a welcoming modern fitted kitchen, thoughtfully designed with contemporary units, integrated appliances, and ample workspace, making it ideal for both every-day living and entertaining. To the first floor is the spacious living area, enhanced by period features, including high ceilings and decorative cornicing, which blend seamlessly with the tasteful, neutral décor to create an inviting and characterful environment. There are two well-proportioned bedrooms. The bright, airy bathroom features a full-sized bath with shower over.

Additional benefits include a long lease, ensuring peace of mind for both first-time buyers and investors alike. On road permit parking. The property's prime position places you within easy reach of local shops, cafes, and restaurants, as well as excellent schools and leisure facilities (all of which contribute to a thriving community atmosphere). Commuters will appreciate the proximity to mainline railway stations and major road networks, providing swift connections to nearby towns and central London.

This impressive maisonette successfully combines period charm with modern convenience, offering a unique and appealing home that is ready to move into and enjoy. Whether you are seeking your first step on the property ladder, a smart investment, or a convenient town centre base, this property delivers on every level.

Early viewing is highly recommended.

Adjacent Photo: Ground Floor Door Entrance of this property is not the one shown - please see last page for photo of side passageway and door to ground floor of this duplex maisonette.

Maisonette-Duplex, Leavesden Road, Watford

(entrance off Acme Road)

The property is Ideally situated for easy walking distance of Watford Junction Station, local schools, parks, dental and doctors surgeries, local amenities, shops and restaurants, and Watford's busy Town Centre which provides extensive shopping, transport, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. M25 & M1 motorways are accessible, typically, within a drive of 5-10 minutes. Also, close-by is the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, highly regarded restaurants, and Watford Central Sports Leisure Centre including gym and swimming pool facilities.

- Long Lease
- Modern Fitted Kitchen
- Two Bedroom Maisonette
- Popular Town Location
- Great Transport Links
- Period Features
- Split Level Accomodation
- Bright Airy Bathroom

General Information

EPC - Energy Efficiency Rating: D

EPC – Environmental Impact Rating: D

Council Tax Band: C

Tenure: Leasehold

Lease Term: 146 years remaining

Service Charge - Nil

Ground Rent - Nil

Services

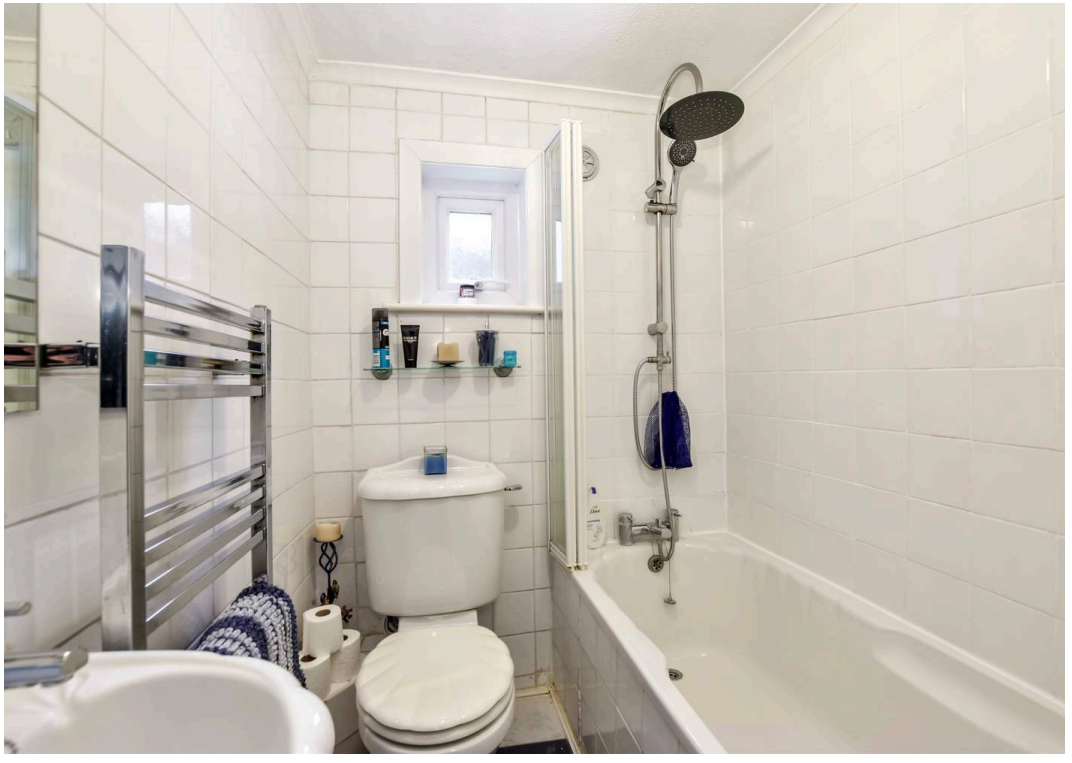
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/

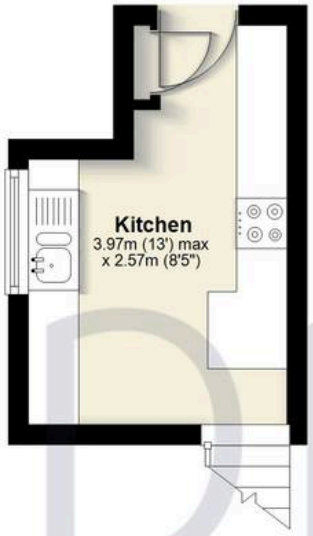
Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



Ground Floor

Approx. 8.8 sq. metres (94.8 sq. feet)



First Floor

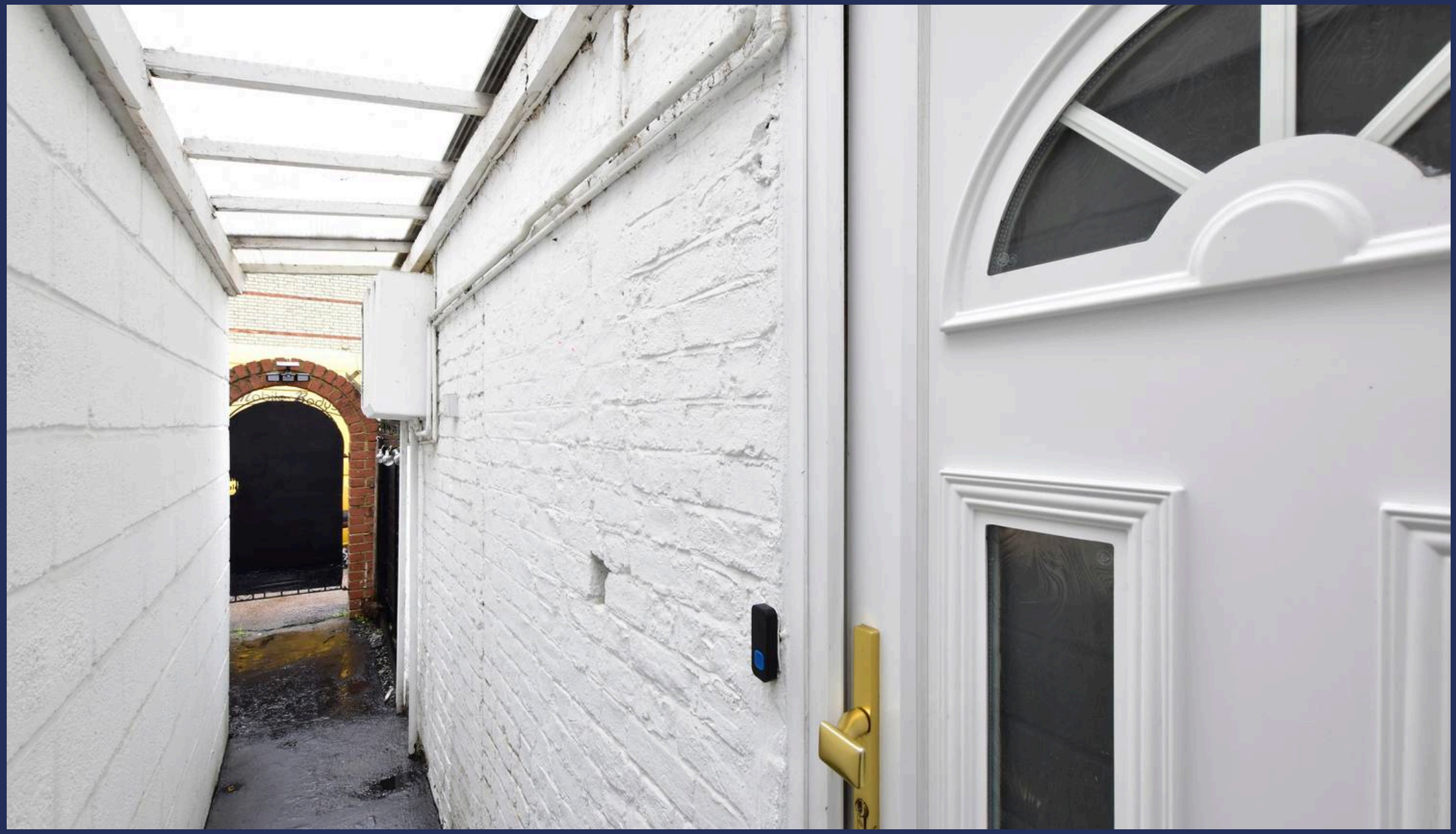
Approx. 41.8 sq. metres (449.7 sq. feet)

Total area: approx. 50.6 sq. metres (544.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.



Proffitt & Holt - Watford

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