LEASEHOLD







Apartment (EPC Rating: B)

GARTLETT ROAD, WATFORD, HERTFORDSHIRE, WD17 2AQ

£320,000

WARREN ANTHONY

2 Bedroom Apartment located in Hertfordshire

This modern apartment comprising a spacious open plan living room/kitchen area, two double bedrooms (the master has doors opening on to a lovely balcony), modern bathroom with a separate shower cubicle, an allocated parking space for one car and is offered with no upper chain.

FULL DESCRIPTION

A beautifully presented two-bedroom first-floor apartment, set within a contemporary and well-maintained development, ideally located just moments from Watford town centre and Watford Junction station.

This stunning flat offers a bright and spacious open-plan living area, finished to a high standard with modern décor throughout. The stylish kitchen is fully fitted with integrated appliances, seamlessly flowing into the living and dining space - perfect for both relaxing and entertaining. There are two well-proportioned bedrooms, including a generous principal bedroom alongside a sleek and modern family bathroom.

Further benefits include an allocated parking space, a long lease and secure entry to the building, providing both comfort and peace of mind.

Ideally positioned for commuters and local amenities, this superb apartment combines convenience with contemporary living, making it an excellent first-time purchase or investment opportunity.

Ground Rent £300
Lese 125 Years from 1st January 2016

Service Charge £3213.69



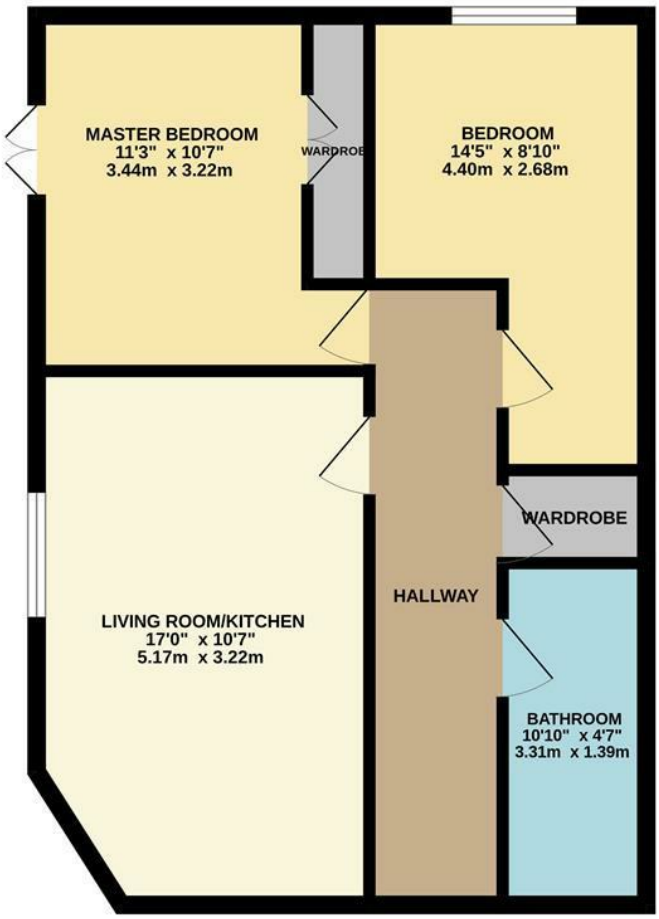








FIRST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



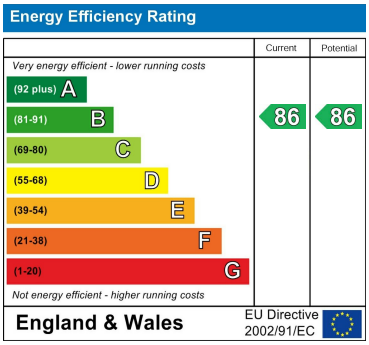
TOTAL FLOOR AREA : 541 sq.ft. (50.3 sq.m.) approx.

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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Council Tax Band

B

Energy Performance Graph



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