

LEASEHOLD



Apartment (EPC Rating: )

53-55 RICKMANSWORTH ROAD,  
WATFORD, WD18 7ED

£345,000

# 2 Bedroom Apartment located in Watford

Impressive two-floor apartment featuring a breathtaking double-height reception with feature window and juliet balcony. Versatile mezzanine level offering a generous principal suite, additional reception/third bedroom/study/walk-in area and second bathroom. Prime Rickmansworth Road location moments from Cassiobury Park, Watford Metropolitan Stn and approx. 300m to Watford Grammar School for Boys. Ideal for family and commuters.

## Full Description

A beautifully presented duplex apartment arranged over two floors, positioned within a well-maintained purpose-built development on Rickmansworth Road. Ideally located for the Grammar School, Watford Metropolitan Station, Cassiobury Park and the town centre.

The property offers impressive architectural features, flexible accommodation and excellent natural light throughout, making it a truly unique home.

### ENTRANCE HALL

A welcoming entrance hall with stairs rising to the upper level and providing access to all principal rooms and storage cupboards on the lower floor.

### RECEPTION ROOM

A standout feature of the property is the exceptional double-height reception room, flooded with natural light from a striking full-height feature window. The room accommodates both living and dining furniture and benefits from a juliet balcony. The reception area is also overlooked from the mezzanine level, further emphasising the vertical space.

### KITCHEN

The fully fitted kitchen is positioned adjacent to the reception room and offers a modern range of wall and base unites, appliances and practical storage, ample worktop space and practical storage.

### BEDROOM TWO (Lower Floor)

A well proportioned double bedroom with space for wardrobes and bedroom furniture.

### FAMILY BATHROOM

The main bathroom is fitted with a modern white suite, comprising enclosed, wash hand basin and WC, finished with neutral tiling.

### MEZZANINE LEVEL

### PRINCIPAL BEDROOM SUITE

The mezzanine houses an impressive and spacious principal bedroom, open to the reception below and enjoying views across to the well-tended communal grounds through the feature window.

### ADDITIONAL ROOM

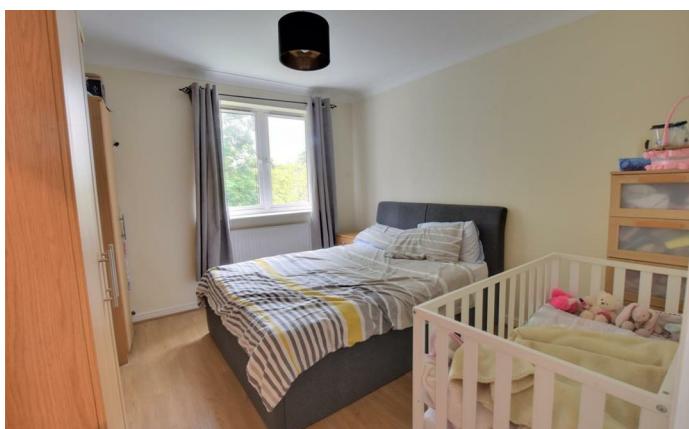
This level benefits from a large open walk-in area, originally designed for storage but substantial enough, and is currently utilised, as an additional third bedroom offering excellent flexibility for the next owner.

### EN-SUITE

The mezzanine level also benefits from its own bathroom, fitted with enclosed shower and bath, wash hand basin and WC, with velux window making the property a highly practical two-bathroom home.

### OUTSIDE AND PARKING

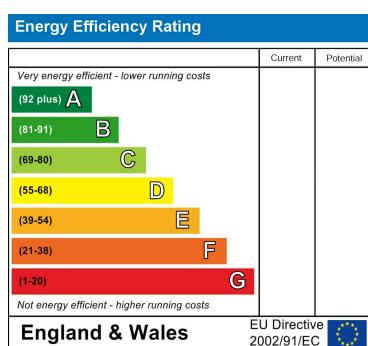
Residents enjoys access to the well maintained private communal grounds and the property further benefits from an allocated parking space plus additional visitors parking.



WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

Council Tax Band

### Energy Performance Graph



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