

LEASEHOLD



Apartment (EPC Rating: B)

**HEMINGFORD COURT, GARTLET ROAD,  
WATFORD, WD17 2AQ**

Guide Price

**£265,000**

# 1 Bedroom Apartment located in Watford

A modern one-bedroom fourth floor apartment built in 2016, ideally positioned close to Watford Junction and the town centre. Offered chain free, the property features a bright open-plan living space with balcony and a contemporary fitted kitchen. Benefits include allocated parking, secure entry and a long lease, making it an appealing first home or investment.

## Full Description

A beautifully presented one bedroom fourth floor apartment, set within a contemporary and well-maintained development. Our property overlooks the rear of the development making it quietly situated. 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 is 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.

Please note these photos were taken pre-tenancy. The property remains in excellent decorative order throughout. New photos have been arranged and will be uploaded

shortly.

Service Charge £2261.42

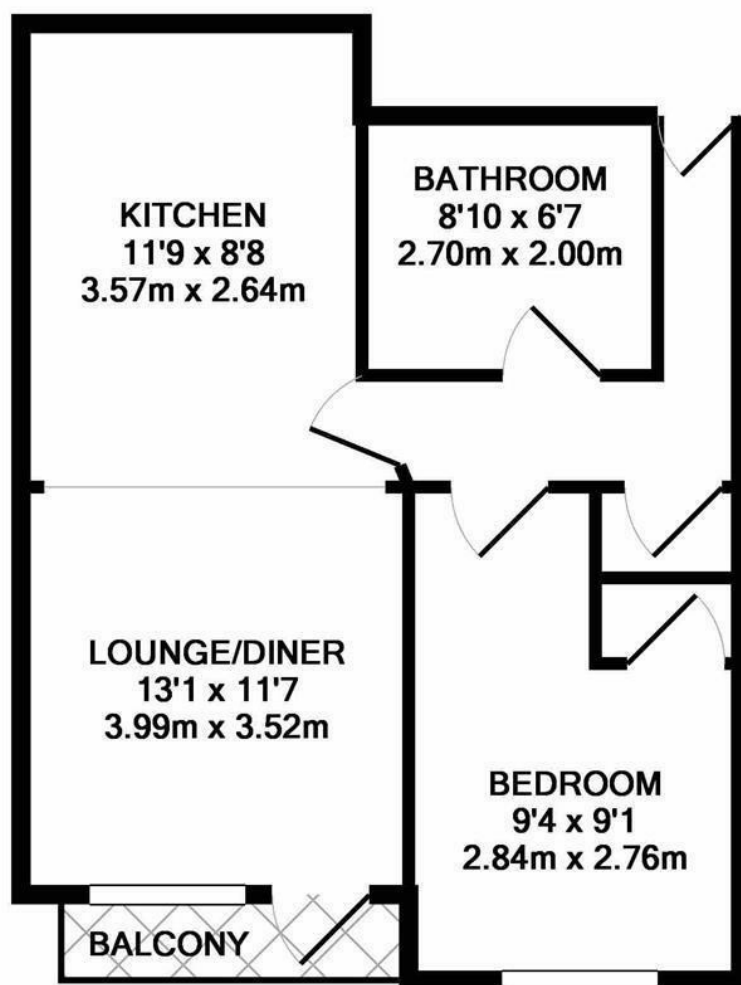
Ground Rent £300

Lease 125 Years from 1st January 2016

The vendor has provided us with this information and we have seen no documented evidence to support; on purchase these details must be verified by your solicitor.



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

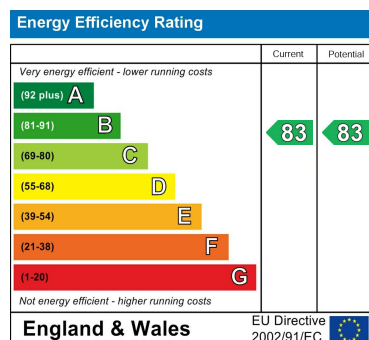


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the