





Apartment (EPC Rating: B)

THURLOWS COURT, COLNEBANK DRIVE, WATFORD, WD18 0LF

£280,000

WARREN ANTHONY

1 Bedroom Apartment located in Watford

We are delighted to offer to market a spacious one-bedroom apartment. Situated in a quiet block on the 2nd floor, this property is being offered by its first owner since new, has never been regularly occupied and has never been rented. Presented in pristine, show-home condition throughout, it is centrally located just a short walk from the ever-popular Oxhey Park, local shops, the town centre and all train stations. This apartment is absolutely stunning making it an excellent choice for those seeking a contemporary living space in a bustling area. Whether you are a first-time buyer or looking to invest, this property presents a fantastic opportunity to enjoy the best of Watford living. Do not miss the chance to make this lovely apartment your new home.

As you step inside, you'll be greeted by a welcoming and spacious entrance hallway, fitted with wooden flooring, large cupboard enclosing the storage and laundry utility area, and providing access to all rooms.

The generous reception room boasts a private east-facing balcony filling the space with light and offering plenty of space for relaxation. Continuing the wooden flooring, with pendant lighting, powerpoints and 2 electric radiators.

Leading via a dining area to the bright and functional kitchen which features a range of base and eye-level units, ample worktop space, and all integrated appliances.

The master bedroom benefits from luxurious carpet, with bespoke in-built wardrobes providing plenty of room for storage, pendant lighting, electric heater.

The opulent bathroom is fitted with a WC, vanity sink unit and a bath with a shower overhead. Recess area for cupboard and storage. Oversized sandstone tiles to floor and walls, with inset spot lighting and heated towel rail.

Visitors and Residents are welcomed by the Concierge Monday to Friday, 9am to 5pm, with the additional benefit of a lift to all floors and residents have access to the on-site gymnasium and access to two roof terraces.

Lease Information:

Lease: Long lease of 993 years remaining
Annual Service Charge: £1,958.29
No Annual Ground Rent:

Walking distance to the award winning Oxhey Park set within 14 hectares with the River Colne running through and offers many leisure facilities, walkways and a very popular café.

Early viewing is highly recommended to fully appreciate this spacious one bedroom apartment.





GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



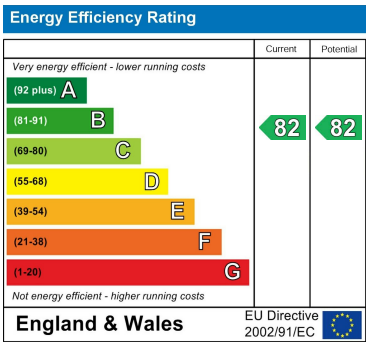
TOTAL FLOOR AREA : 549 sq.ft. (51.0 sq.m.) approx.

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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