





Studio (EPC Rating: D)

CHISWELL COURT, WATFORD, WD24 7PL

Guide Price

£165,000

1 Bedroom Studio located in Watford

Located within a sought-after private development in North Watford and just a short walk from Watford Junction, this well-designed super-studio offers a practical, well-connected base. Ideal for first-time buyers or investors, the property features a this well-presented super-studio offers a bright, practical living space, permitted residential parking and easy access to transport links and local amenities. Chain free and offers are welcome.

Full Description
A well-presented super-studio apartment just a 10-minute walk from Watford Junction, making it an ideal first-time purchase or investment opportunity. The property is offered to the market chain free, with offers invited. Set on the second floor of a well-maintained building, the apartment is accessed via a secure communal entrance with stairs to all floors. Inside, the space is thoughtfully arranged with separate living, sleeping and kitchen areas,

Entrance Hallway
The entrance hall provides access to the bathroom and the main reception space. There is also a useful utility cupboard for additional storage.

Reception Room – approx. 11'8" x 10'7" (3.56m x 3.22m)
A bright and well proportioned open plan living area with:
• Ample space for a sofa suite, dining table, and storage
• A large double glazed front aspect window allowing plenty of natural light
• Carpeted flooring
• Wall mounted electric heater
• Pendant lighting and multiple power points

This room forms the heart of the home and leads directly to both the kitchen and the sleeping area.

Kitchen – approx. 6'10" x 6'10" (2.08m x 2.08m)
A practical and well designed kitchen offering:
• A range of fitted base and wall units
• Ample worktop space
• Space for an electric cooker
• Space for a full size fridge freezer
• Space and plumbing for a washing machine
• Double glazed window overlooking the front aspect

Sleeping Area – approx. 9'3" x 6'10" (2.81m x 2.08m)
A generous sleeping zone, comfortably accommodating:
• A double bed
• Space for additional bedroom furniture
• A double width built in wardrobe
• Double glazed side aspect window
• Wall mounted electric heater
• Carpeted flooring, pendant lighting, and power points

This area feels pleasantly separate from the main living space, giving the apartment a more defined layout.

Bathroom – approx. 6'5" x 5'6" (1.97m x 1.67m)
A modern bathroom fitted with:
• Panel enclosed bath
• Glass shower screen
• Mixer tap with shower attachment
• Low level WC
• Wash hand basin
• Chrome heated towel rail

Outside & Additional Features
• Permitted residential parking
• Communal grounds to the rear
• Purpose built brick refuse and storage block
• Economy 7 electricity supply

Lease & Financial Information
• Lease: 98 years remaining
• Service Charge: £1,020 per annum (including buildings insurance)
• Ground Rent: £160 per annum
• Council Tax: Watford Borough Council – Band B

All information has been provided by the vendor. We have not seen documentary evidence to verify these details.



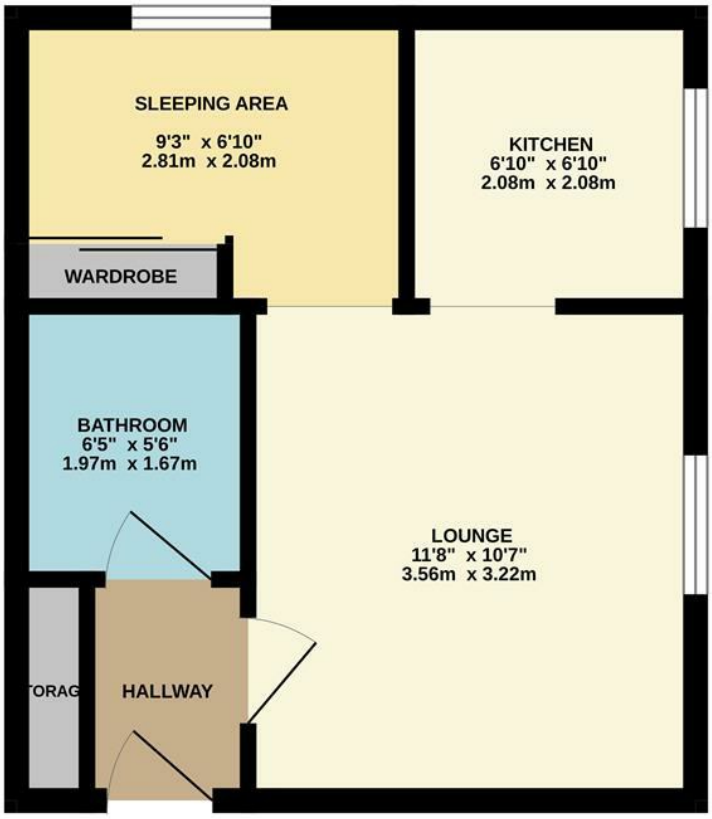








2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 297 sq.ft. (27.6 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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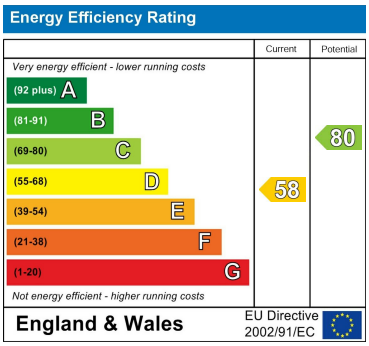
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Energy Performance Graph



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