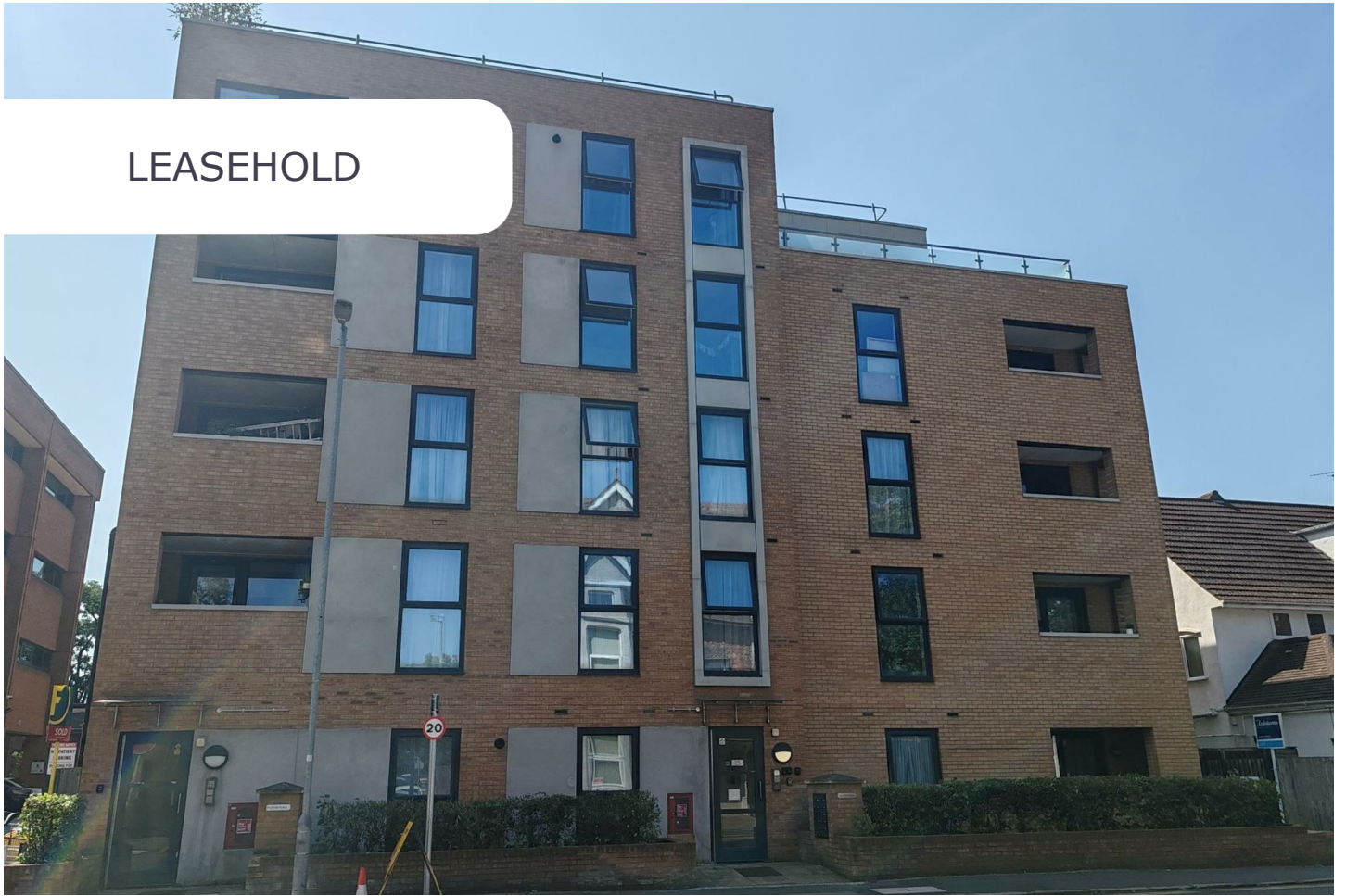


LEASEHOLD



Apartment (EPC Rating: B)

UPTON ROAD, WATFORD, WD18 0JL

£330,000

2 Bedroom Apartment located in Watford

CHAIN FREE — A superb top-floor apartment offering two double bedrooms, two bathrooms, a modern open-plan kitchen/reception and floor-to-ceiling windows throughout. The standout feature is the stunning sun terrace with far-reaching views, creating an exceptional space for relaxing or entertaining. Further benefits include lift access, a secure communal entrance with entry system and a private allocated parking space - a rare advantage in Central Watford.

Enter through the secure communal entrance with secure entry phone system. Lobby with letterboxes, lift and stairs to all floors. On the fourth floor our apartment has its own secure entrance door into its own hallway. Front door leading to hallway with doors leading to the hallway, the kitchen with lounge/diner, the two bedrooms and one of the bathrooms.

The kitchen is fitted with a range of high gloss wall and base units, rolltop worksurfaces, stainless steel sink with drainer unit and mixer tap, integrated gas oven with inset gas hob and stainless steel extractor hood above, metro tiles to walls and inset ceiling lights. Tiled floor. Space and plumbing for washing machine, space for full size fridge freezer and fridge freezer.

The large, bright and impressively spacious lounge/diner is tastefully finished in neutral tones, creating a calm, modern and open feel throughout. Two striking floor-to-ceiling windows flood the room with natural light and really emphasise the generous proportions. With door opening directly onto the penthouse terrace with attractive glass balustrade with views for miles. There is plenty of room for dining and seating furniture and more! Seamlessly blending the indoor and outdoor areas, making this an impressive apartment with plenty of room for guests - perfect for socialising and entertaining.

Both the bedrooms are doubles which continue with the impressive floor to ceiling windows, lots of natural light, pendant lighting and storage. The main bedroom leads onto its own ensuite with shower.

The main bathroom has a WC, wash basin, full size bath with shower and glass partition, fully tiled walls and flooring, fitted wall to wall mirror and inset lighting.

The development has its own secure car park and allocated car park space.

Service Charge : £212 per month
Ground Rent: £NIL
Lease Term: 113 years remaining

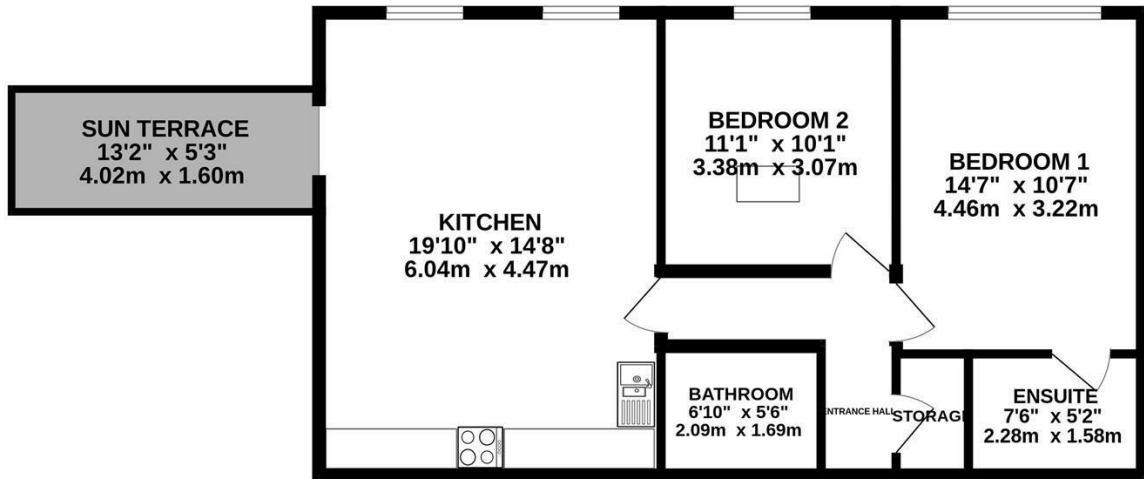
The vendor has provided us with this information and we have seen no documented evidence to support this.

Upton Road is just a short walk from Watford town centre, Watford Junction (Euston in approx. 15 minutes), the Metropolitan Line station and the beautiful Cassiobury Park. It's an ideal location for anyone wanting easy access to transport, shops, restaurants and green spaces.



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

FOURTH FLOOR
667 sq.ft. (62.0 sq.m.) approx.



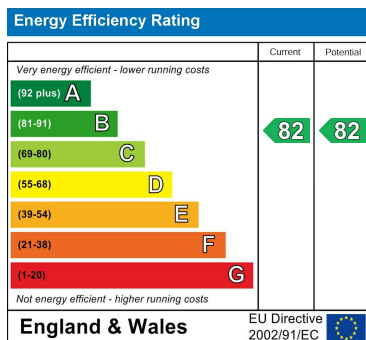
TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

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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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