



THE REEDS – Roedean House, Exeter Close, Watford

In Excess of £265,000

proffitt
& holt





Roedean House, Watford

Perfectly positioned just moments from Watford Junction Station, this spacious and beautifully presented two-bedroom, second-floor apartment offers contemporary living in an exceptionally convenient location.

Complete with the added benefit of secure underground allocated parking plus visitor parking, this superb home is ideal for first-time buyers, professionals, commuters and investors alike. The property is offered for sale with NO UPPER CHAIN.

The property offers a bright and generously proportioned open-plan living and dining room, providing an inviting space to relax or entertain. The modern fitted kitchen is well-equipped with ample storage, integrated appliances and plenty of worktop space, making it both practical and stylish. There are two well-sized double bedrooms, both offering comfortable accommodation, while the contemporary family bathroom is finished to a modern standard.

Further benefits include secure entry, recently installed new double glazed windows, electric heating and an allocated underground parking space plus visitor parking, providing convenience and peace of mind.

Situated in one of Watford's most sought-after locations, the apartment is within a short walk of Watford Junction Station, offering fast and frequent services into London Euston in approximately 20 minutes. Watford town centre is also nearby, with its excellent selection of shops, restaurants, cafés, bars and leisure facilities, including The Harlequin shopping centre. Excellent road links via the M1, M25 and A41 are also easily accessible, making this an outstanding choice for commuters.





Roedean House

Watford

Roedean House is conveniently situated within half a mile of Watford Junction Station with its fast services to Euston (approx 20 mins), and similarly close to Watford town centre which provides extensive shopping, transport, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

- Second Floor Apartment
- Two Bedrooms
- Recently Refurbished Kitchen
- Lounge/Dining Room
- Recently Refurbished Bathroom
- New Double Glazed Windows
- New Hot Water System And Insulated Tank
- Located Just Moments From Watford junction Station
- Secure Underground Parking
- No Upper Chain





General Information

EPC - Energy Efficiency Rating: B

Council Tax Band: D

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

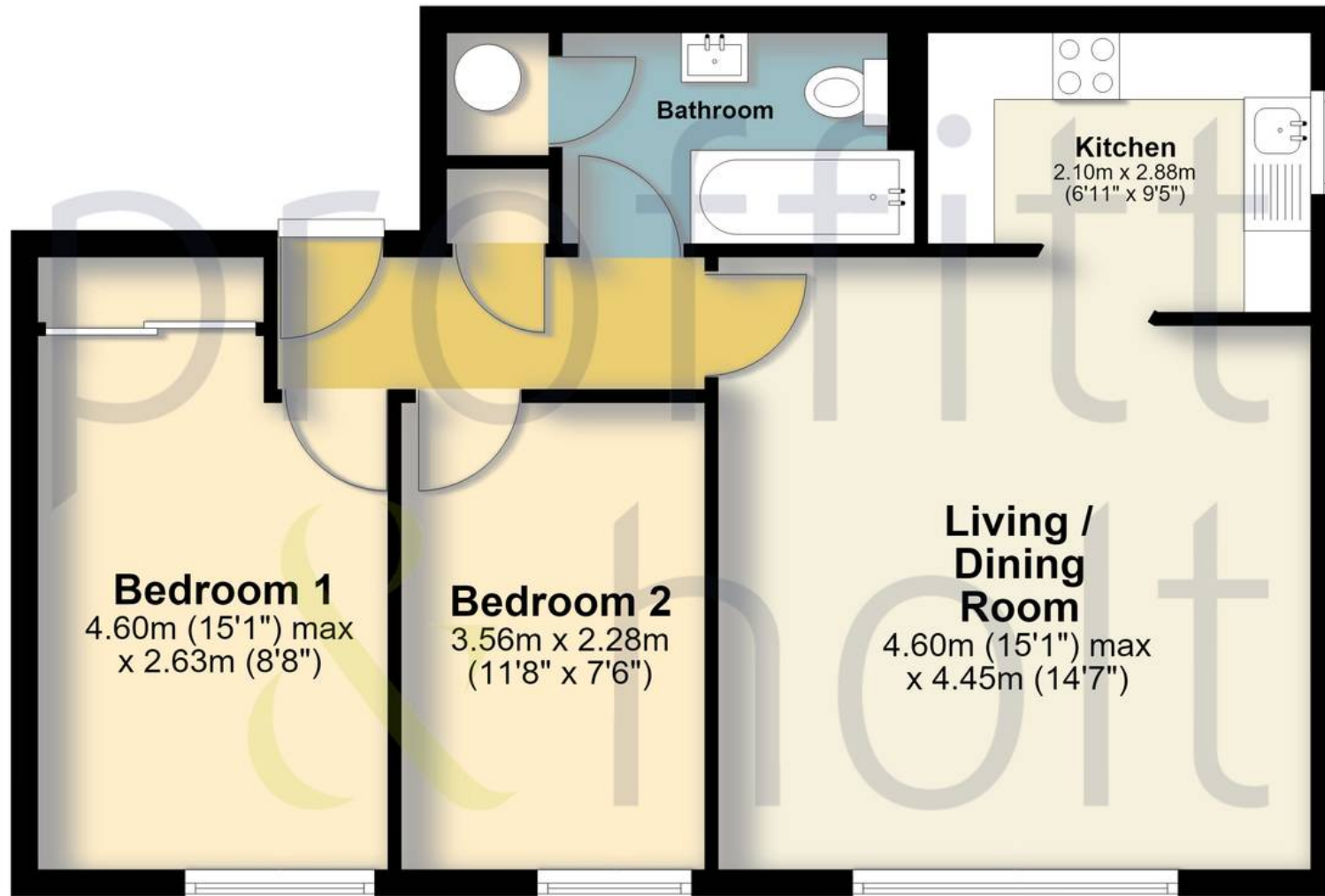






Second Floor

Approx. 55.1 sq. metres (593.3 sq. feet)



Total area: approx. 55.1 sq. metres (593.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt – Watford

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