





A STUNNING TWO DOUBLE BEDROOM APARTMENT WITH TWO BATHROOMS AND TWO PARKING SPACES

This quite unique apartment offers particularly bright and spacious living space and enjoys spectacular views across Watford via three sets of sliding double glazed windows all with Juliet balconies. The property is ready to move in to and is perfectly situated for easy access to the town centre, Watford Junction, excellent bus services and a choice of local schools.

Accommodation is made up of a long entrance hallway, large semi open plan reception room/kitchen with integrated appliances, two double bedrooms and two bathrooms, one of which is en-suite.

Additionally, there are two secure allocated parking spaces.



KEY FEATURES

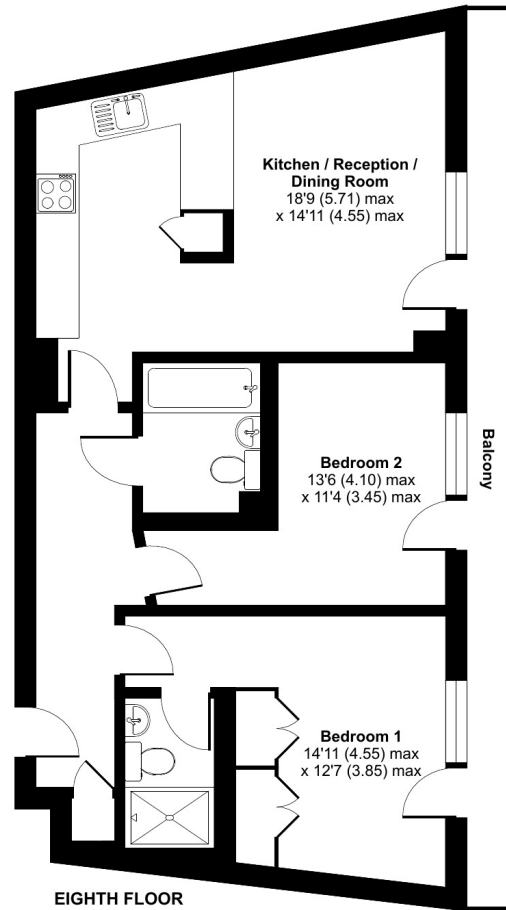
- Video entry phone security and lift
- Service charge: Please refer to agent
- Ground rent: Not applicable
- Chain free sale
- Ideal first time purchase/buy to let investment
- Lease term: 110 years remaining
- Secure parking for two cars



Clarendon Road, Watford, WD17

Approximate Area = 703 sq ft / 65.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchocom 2025. Produced for Salters Residential. REF: 1258461

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		83
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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