SALTERS
RESIDENTIAL

OFFERS OVER £250,000
LEAVESDEN ROAD, WATFORD WD24 5EP

A TWO BEDROOM DUPLEX MAISONETTE WITH LONG LEASE – AN IDEAL FIRST TIME PURCHASE/BUY TO LET

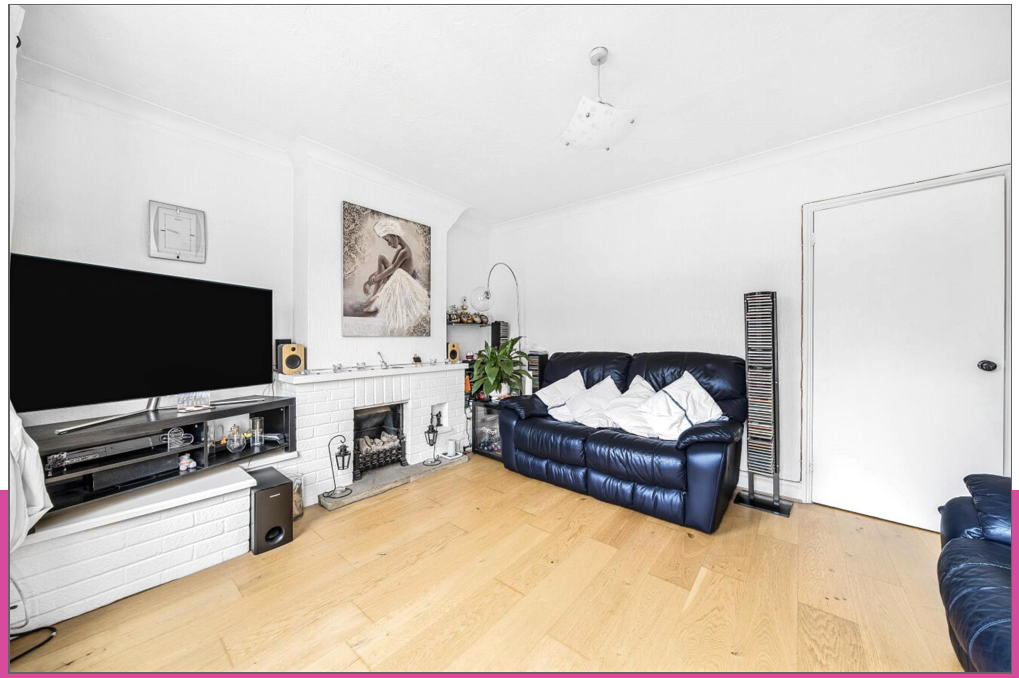
This bright and surprisingly spacious first floor maisonette is perfectly situated for commuters as Watford Junction and a choice of bus routes are within close proximity. In addition, Watford Town Centre is also within walking distance and there are numerous independent shops, restaurants and cafes along the nearby St Albans Road.

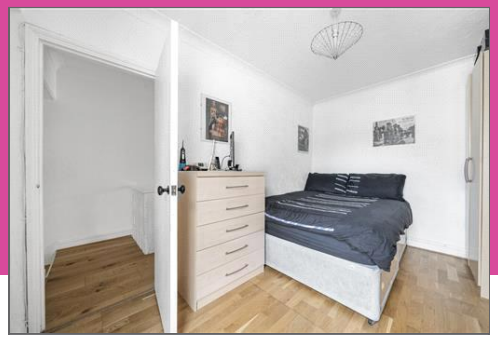
Accomodation is laid out over two floors with the ground floor consisting of a good size modern fitted kitchen. On the first floor there is a front aspect reception room, two bedrooms and bathroom.

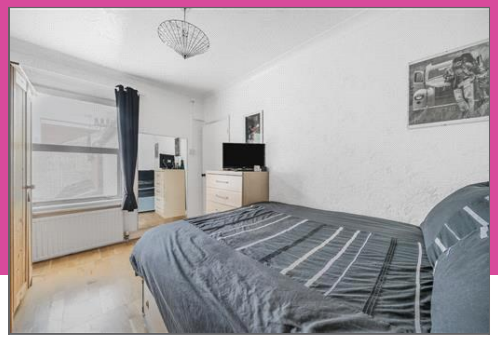
Leavesden Road and a number of neighbouring roads are situated within a Controlled Parking Zone (Zone NA) enabling local residents to obtain annual low-cost resident's and visitor's parking permits.

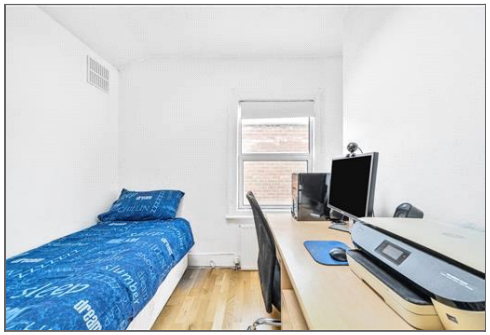
KEY FEATURES

- Lease term: 145 years remaining
- Service charge/Ground rent: None
- Building insurance: £224 per annum
- Private entrance
- Accommodation over two levels
- High ceilings





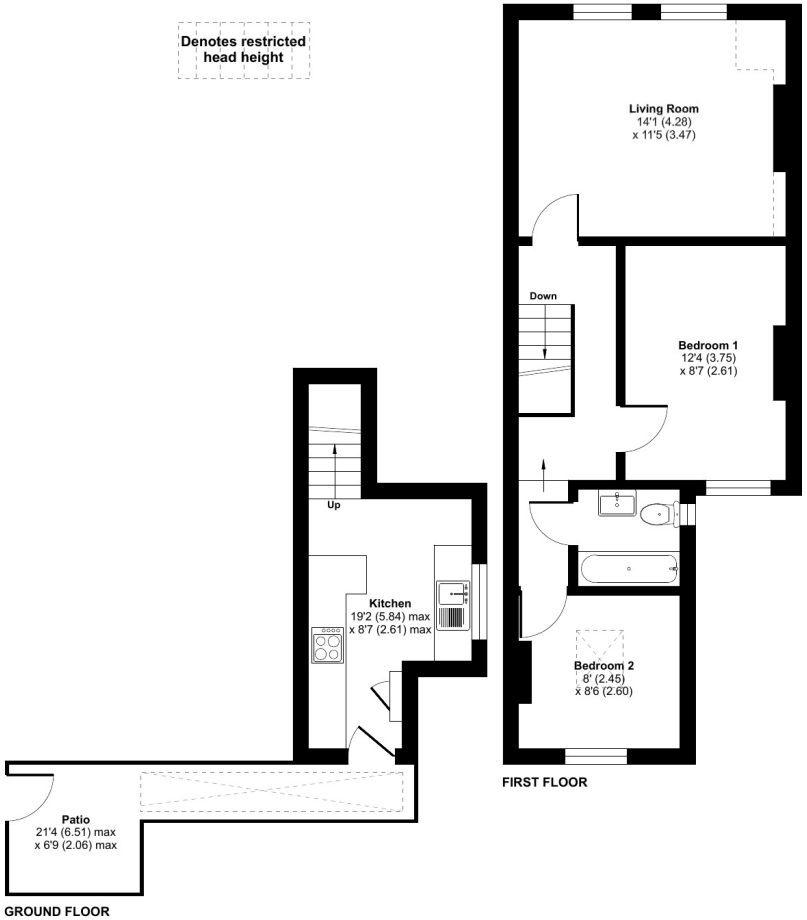




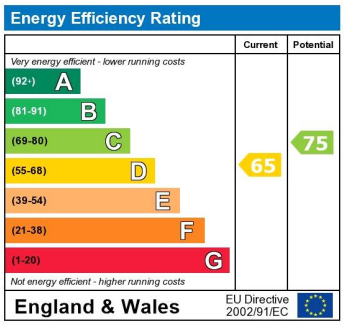
FASTFLOW
HEATING SOLUTIONS LTD
FASTFLOW
01442 916484
Domestic, Commercial, Renewables

Leavesden Road, Watford, WD24

Approximate Area = 558 sq ft / 51.8 sq m
Limited Use Area(s) = 13 sq ft / 1.2 sq m
Total = 571 sq ft / 53 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). Produced for Salters Residential. REF: 1296627 © nichecom 2025.



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.