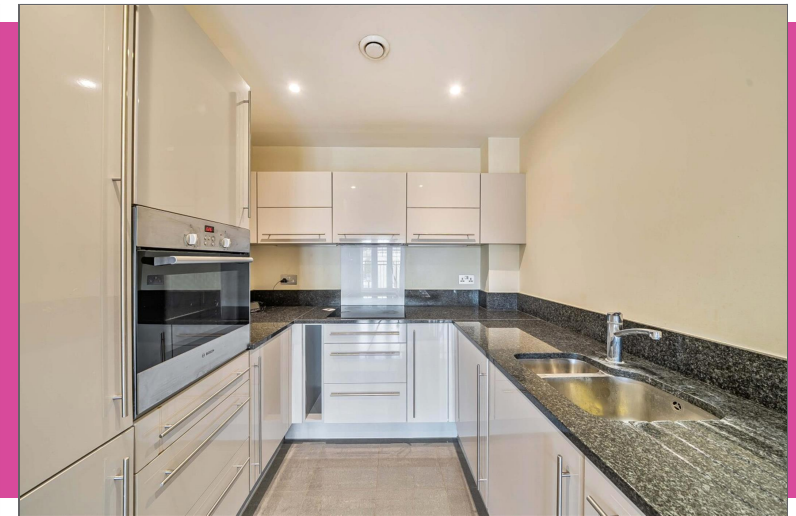


A SUPERB TWO DOUBLE BEDROOM/TWO BATHROOM APARTMENT - ALLOCATED PARKING & CHAIN FREE SALE

This second floor apartment offers bright and spacious accommodation throughout and is within walking distance of Watford Junction, the town centre and the beautiful Cassiobury Park. In addition, major road links A41, M1 and M25 can all be easily reached within just a few minutes drive. A children's playground and green space along with a Tesco Express also feature within this highly sought after residential setting.

The layout is made up of an entrance hallway with ample storage, a 24ft 8' x 11ft 6' open plan reception room/kitchen with integrated appliances, master bedroom with en-suite shower room, a second double bedroom and family bathroom.

Externally, there is allocated parking for one car along with six visitor's parking spaces.



KEY FEATURES

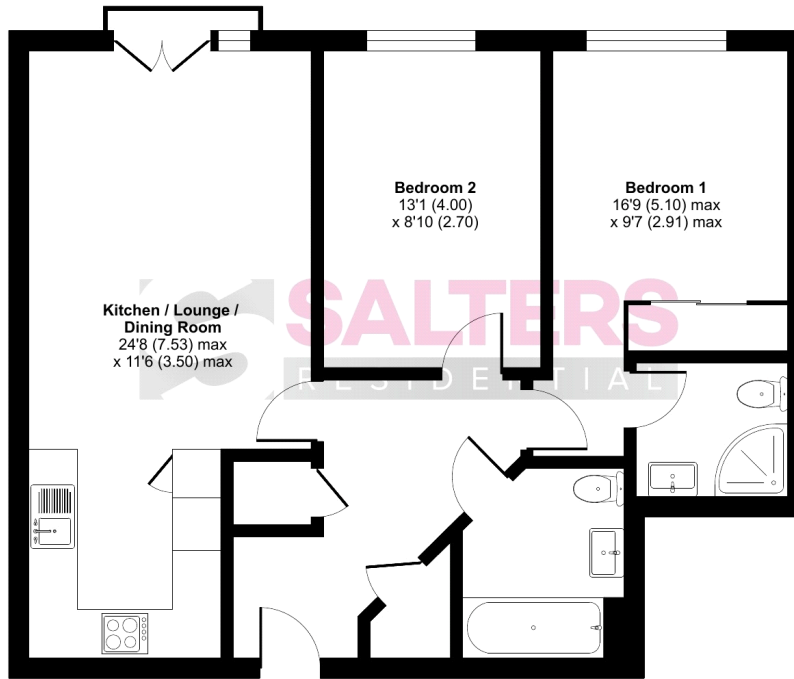
- Chain free sale
- Two double bedrooms/two bathrooms
- Large kitchen/ dining area with integrated appliances
- Communal lift
- Security entryphone
- Lease term: 111 years remaining
- Service charge: £1472 per annum
- Ground rent: £300 per annum



Colnhurst Road, Watford, WD17

Approximate Area = 719 sq ft / 66.7 sq m

For identification only - Not to scale




SECOND FLOOR

Bedroom 2
13'1 (4.00)
x 8'10 (2.70)

Bedroom 1
16'9 (5.10) max
x 9'7 (2.91) max

**Kitchen / Lounge /
Dining Room**
24'8 (7.53) max
x 11'6 (3.50) max

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Salters Residential. REF: 1359417

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(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.

Salters Residential
32 Langley Road
Nascot Wood, Watford
Herts, WD17 4PN

01923 901 777
info@saltersresidential.co.uk
www.saltersresidential.co.uk

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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