

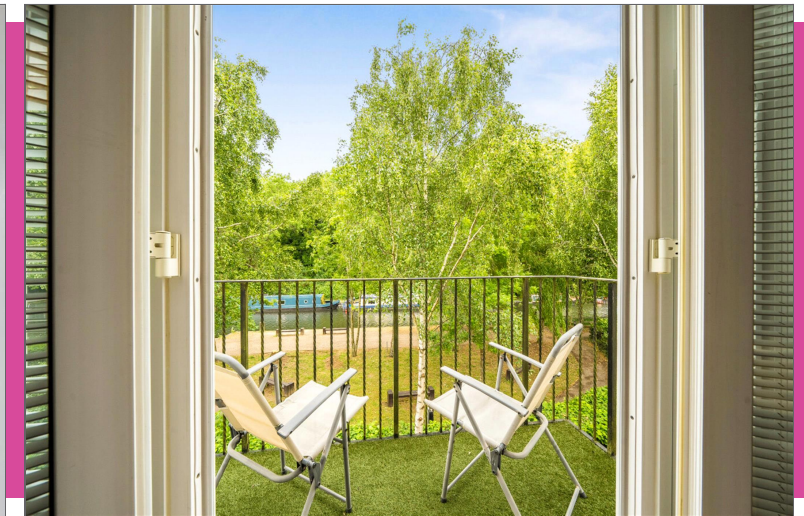


## AN EXCEPTIONAL TWO DOUBLE BEDROOM APARTMENT WITH TWO BATHROOMS AND CANAL SIDE BALCONY



This spacious and stylishly presented second floor (top) apartment has been much improved throughout by the present owners. The property is within walking distance to Croxley Green station and close proximity to the Croxley Moor which is a beautiful local nature reserve as well as Cassiobury Park with 190 acres of open space and woodland.

The property is made up of an entrance hallway with access to an extremely large loft space, 19ft 2' reception room that opens on to a rear aspect balcony, modern fitted kitchen with appliances, master double bedroom with en-suite shower room, a second double bedroom and a smart family bathroom with utility space. Externally, as well as enjoying the adjacent Grand Union Canal there are well maintained communal gardens, allocated parking spaces for two cars plus visitor's spaces.



### KEY FEATURES

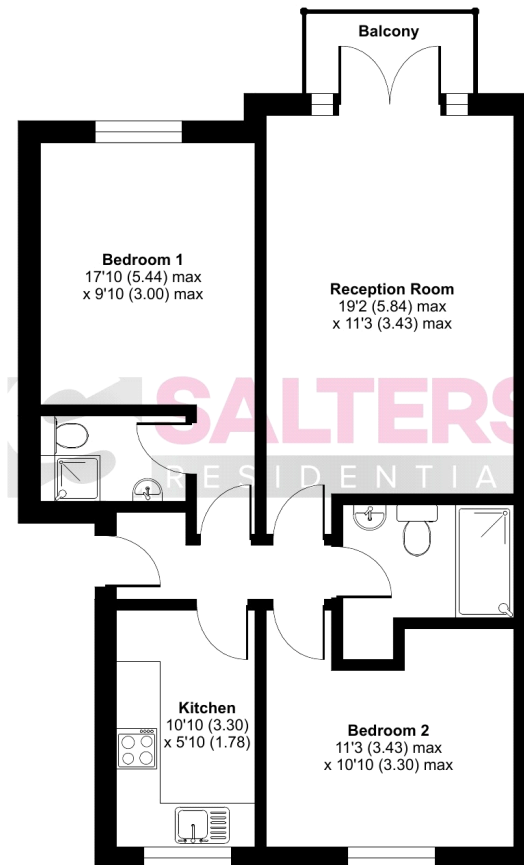
- Oak flooring in hallway and reception room
- Underfloor heating to kitchen and bathrooms
- Smart light switches throughout
- Large loft space (see agent)
- Lease term: 97 years remaining
- Service charge: £2588.24 per annum (inc building insurance)
- Ground rent: £150 per annum
- Two allocated parking spaces



## Basildon Close, Watford, WD18

Approximate Area = 657 sq ft / 61 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemom 2026. Produced for Salters Residential. REF: 1463940

| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92-)  | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C | 80                      | 80        |
| (55-68)  | D |                         |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| <b>England &amp; Wales</b>                         |   | 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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