





A BRIGHT AND SPACIOUS THREE BEDROOM FIRST FLOOR FLAT - LONG LEASE AND GATED DEVELOPMENT

Elizabeth Court is perfectly situated for easy access to Watford town centre, Watford Junction and the beautiful Cassiobury Park. Major road links are easily accessible and there are a number of highly rated schools close by.

Accommodation comprises of a good size entrance hallway with two store cupboards, a generous reception room with a large front aspect window, modern fitted kitchen with integrated appliances, three bedrooms and a shower room.

Externally, there is a garage, ample resident's parking bays and well maintained communal gardens to the front and rear.



KEY FEATURES

- Lease term: 943 years remaining
- Share of freehold
- Service charge inc. ground rent and building insurance: £1600 per annum
- Two/three bedrooms – One/two reception rooms
- Garage/residents parking
- Video entry phone security
- Double glazing



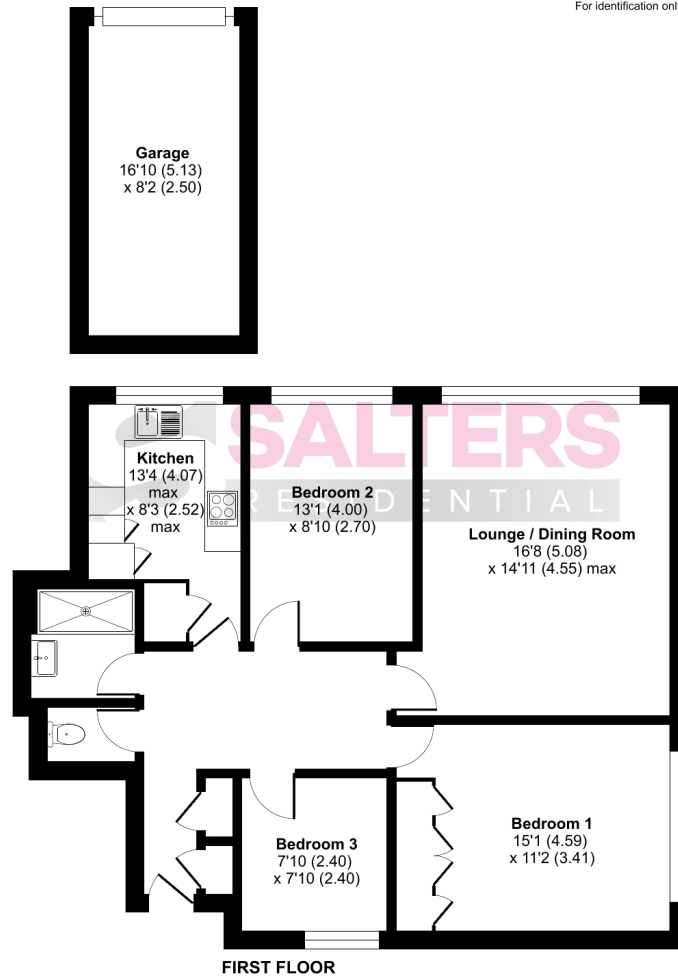
Hempstead Road, Watford, WD17

Approximate Area = 890 sq ft / 82.6 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1028 sq ft / 95.4 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). © ncthemcom 2026. Produced for Salters Residential. REF: 1468390

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 69 | 78 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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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