

# HARRY CHARLES

Property Specialists

Call us  
01923 731313

INTRODUCING

Chiswell Court, Watford WD24 7PL

2 Bedroom Flat - Purpose Built for sale

£275,000

Price



2 Bedrooms/1 Bathrooms EPC Rating: C

- Immaculate First Floor Apartment
- Lounge/Diner
- 2 Bedrooms
- Council Tax Band C
- Replacement Double Glazing
- Lease To Be Extended By Current Owner
- Re-fitted Kitchen
- Re-fitted Shower Room
- Well Kept Communal Gardens
- Allocated Parking

\*\* EXISTING LEASE TO BE EXTENDED BY THE CURRENT OWNER WITHIN SALE PRICE \*\*

First Floor Two Bedroom Apartment – Chiswell Court - Council Tax Band C

Harry Charles Estate Agents are delighted to offer for sale this well-presented two bedroom first floor apartment, located within the popular Chiswell Court development.

The property is ideally positioned for convenience, being just a 20 minute walk from Watford Junction Station, while also benefiting from a quieter setting within well kept communal gardens. A range of local shops, amenities and transport links are all close by.

The apartment itself is immaculately presented throughout and offers comfortable, practical living space, making it a great option for first time buyers, downsizers or investors. Residents also benefit from off road parking and attractive communal grounds, which are well maintained and provide a pleasant setting for the development.



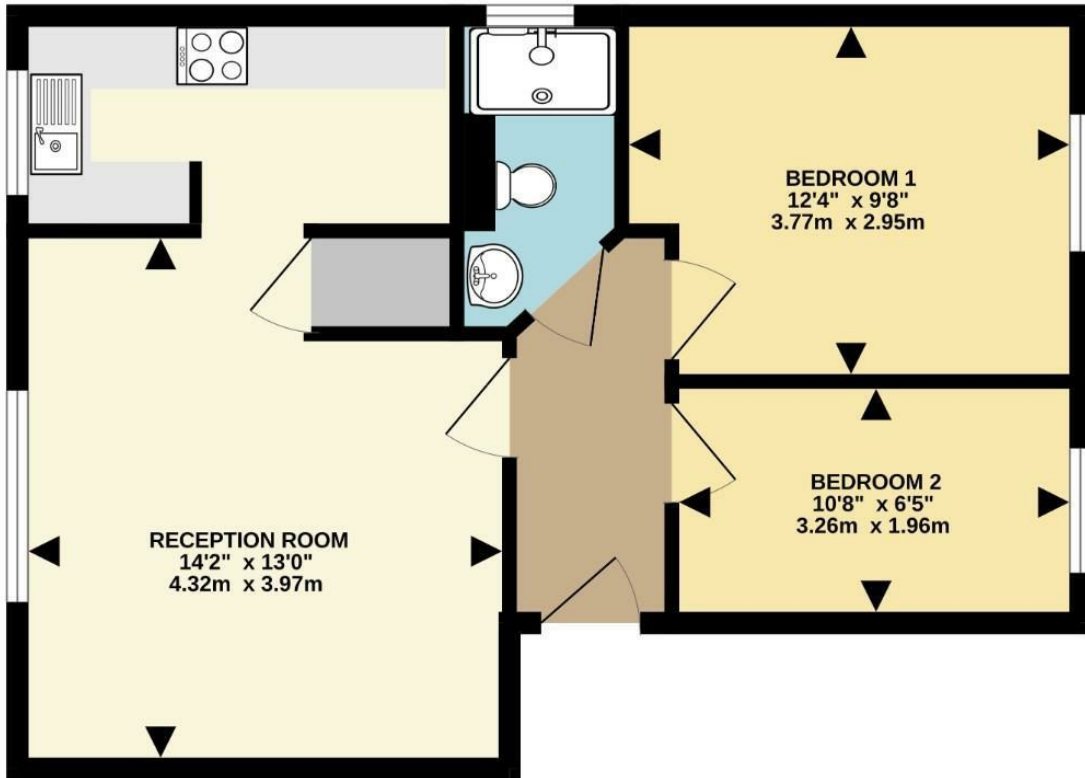
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498 sq.ft. (46.3 sq.m.) approx.



196 St Albans Road, Watford, Herts, WD24 4AS  
01923 731313 | info@harrycharles.co.uk  
<https://www.harrycharles.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 