



Grasmere Close, Watford

Guide Price £165,000

proffitt
& holt





Grasmere Close

Watford



CASH BUYERS ONLY DUE TO LOW LEASE.

Situated within a peaceful residential cul de sac, this well-presented one-bedroom, first-floor flat offers a comfortable and practical living environment.

The property forms part of a purpose-built development and features semi open plan living and kitchen. The kitchen is well-appointed, with fitted units and space for appliances, a double bedroom with wardrobes and a shower room.

Additional features include access to a sizeable loft space, perfect for extra storage, and a private shed located on the ground floor, offering further secure storage for bicycles or seasonal items - see adjacent photo. Residents also benefit from allocated parking for one car (with permit).

The property enjoys access to well-maintained communal gardens, providing a tranquil outdoor space for residents to relax or enjoy the fresh air.

The flat's position within the cul de sac ensures minimal traffic and a quiet setting, while still being within easy reach of local amenities and transport links.



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The property is close to the 'Green Flag' award-winning Leavesden Country Park, Woodside Playing Fields, Woodside Leisure and Entertainment Complex, several schools including Parmiters, and a short distance of Abbots Langley Village, which has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles.

For the commuter, both Kings Langley and Watford Junction mainline stations provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.

- One Bedroom
- First Floor Apartment
- NO UPPER CHAIN
- CASH BUYERS ONLY
- Allocated Permit Parking
- Communal Gardens





General Information

EPC - Energy Efficiency Rating: C

Council Tax Band: B

Tenure: Leasehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





Ground Floor

Approx. 1.3 sq. metres (14.2 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



Total area: approx. 36.4 sq. metres (392.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





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