



# Mayfair Court, Observer Drive, Watford

In Excess of £325,000

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## Mayfair Court, Observer Drive,

Watford

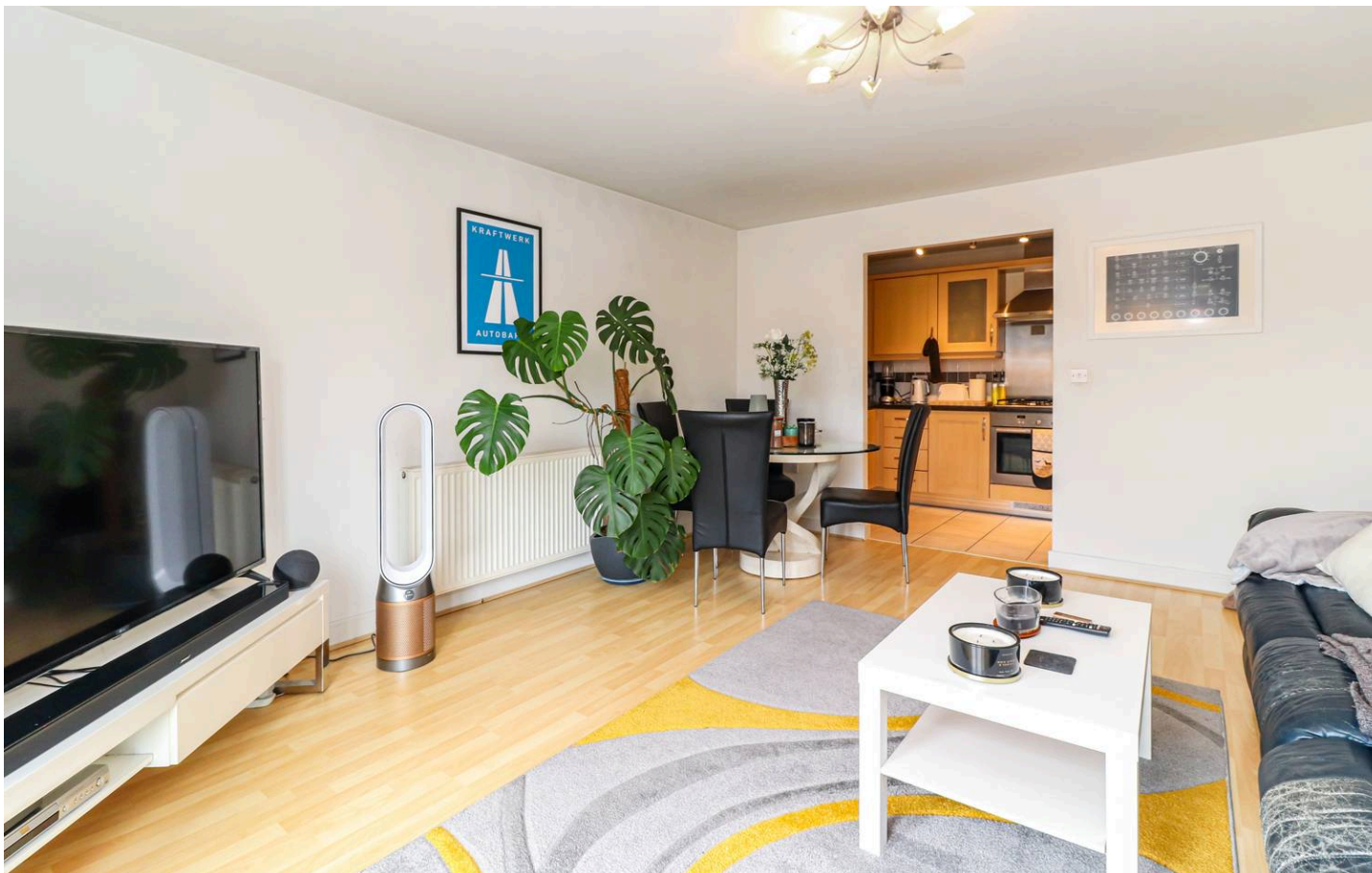


Offered to the market with no onward chain, this spacious and well-presented top-floor apartment occupies a desirable corner position within the development, benefiting from a high degree of privacy with no neighbouring property above and only one adjoining side. Ideally situated within easy reach of Watford Town Centre, Watford Metropolitan Station and the highly regarded Watford Boys Grammar School, the property is perfectly positioned for commuters, families and investors alike.

The accommodation comprises a welcoming entrance hall with both a storage cupboard and a separate utility cupboard, two generous double bedrooms, a modern family bathroom and an en-suite shower room to the principal bedroom. The bright and spacious lounge/dining room offers an excellent space for both relaxing and entertaining, with doors opening onto a private balcony that boasts highly durable composite decking. The contemporary fitted kitchen is well-equipped with a range of integrated appliances.

Further benefits include lift access to all floors, a secure, gated, enclosed parking space within the gated underground car park with remote entry and additional visitor parking for guests.

Combining generous living space, privacy and a convenient location, this is an excellent opportunity for first-time buyers, downsizers or investors. Early viewing is highly recommended.

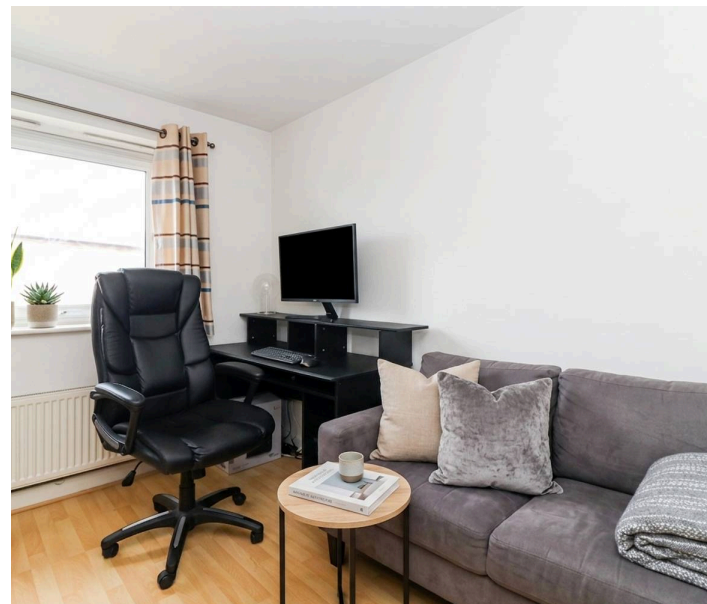
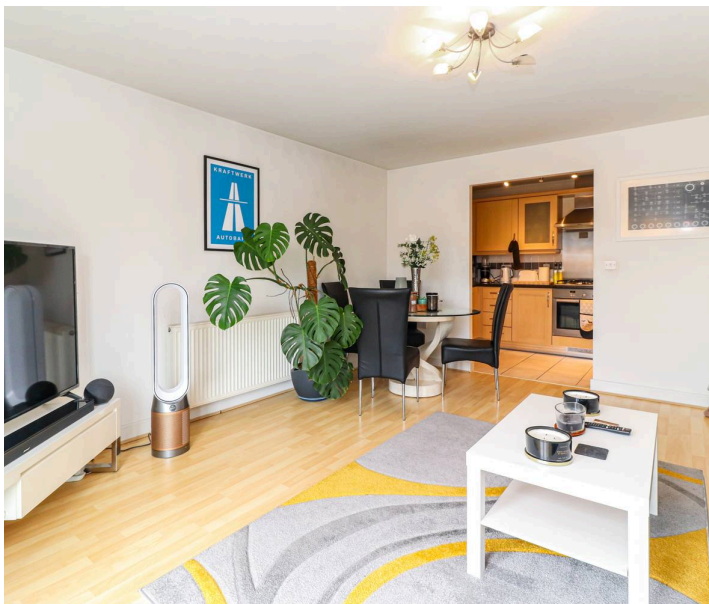


## Mayfair Court, Observer Drive, Watford

The property is located in a convenient area within close proximity of Watford Metropolitan Line station, and within a quarter-of-a-mile of the Green Flag award-winning Cassiobury Park with its 100 acres of parkland and access to the Grand Union Canal.

Watford Town Centre, with its excellent shopping, transport, and entertainment facilities, is situated within approximately one mile distance, and Watford Junction mainline station is of a similar distance.

- Top Floor Apartment
- Two Double Bedrooms
- En-Suite Shower Room
- Spacious Sitting Room
- Family Bathroom
- Fitted Kitchen
- Secure Gated, Enclosed Parking
- Balcony with Durable Composite Decking
- Located Moments from Watford Boys Grammar School
- No Upper Chain





## General Information

EPC - Energy Efficiency Rating: C

EPC - Environmental Impact Rating: B

Council Tax Band: D

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.



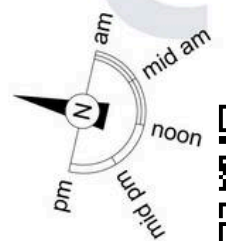


Third Floor

IN

MAYFAIR COURT, WD18

APPROX. GROSS INTERNAL FLOOR AREA 726.56 SQ FT / 67.50 SQ M  
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## Proffitt & Holt – Watford

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