



## Brewery Mews, Watford

In Excess of £300,000

proffitt  
& holt





## Brewery Mews

Watford



We are delighted to introduce this well presented two-bedroom top floor apartment, ideally positioned in the heart of a popular town centre location. This modern flat is a fantastic opportunity for first-time buyers or those seeking a stylish and convenient home with excellent motorway and transport links close by.

The accommodation itself is thoughtfully designed, featuring a spacious open plan living area that benefits from a wonderful dual aspect, allowing natural light to flood the space and creating a bright, airy atmosphere perfect for both relaxing and entertaining. The modern fitted kitchen is seamlessly integrated into the living area, with quality appliances that make meal preparation a pleasure. Both bedrooms are well-proportioned, offering comfortable and versatile spaces that can be adapted to suit your needs, whether as restful retreats or as an ideal home office or guest room. The main bathroom is finished to a high standard, featuring modern fixtures and fittings, with the current owners opting for a stylish suite that includes a full-sized bath with shower over, contemporary tiling, and ample storage. Additional benefits include secure entry to the building, double glazing throughout, and efficient heating, ensuring comfort and peace of mind all year round. The property also enjoys access to a well-maintained communal garden, and there is ample storage within the apartment itself, including a generous hallway cupboard.

With it's prime position just moments from an array of shops, restaurants, and amenities, as well as excellent local schools, this apartment truly offers the best of modern town centre living. Viewing is highly recommended to fully appreciate the quality, comfort, and convenience on offer in this outstanding home.



## Brewery Mews

### Watford

Nascot Village is a sought-after residential area within easy walking distance of local shops and amenities, Watford Junction mainline station and Watford town centre. The M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes and both Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London.

Watford Town Centre provides extensive shopping, transport and entertainment facilities including the Harlequin Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants.



- Top Floor Modern Apartment
- Two Bedrooms
- Open Plan Living Space with Dual Aspect
- Excellent Motorway and Transport Links
- Modern Fitted Kitchen and Bathroom
- Ideal First Time Buyer Opportunity
- Popular Town Centre Location
- Communal Garden





## General Information

EPC - Energy Efficiency Rating: B

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.

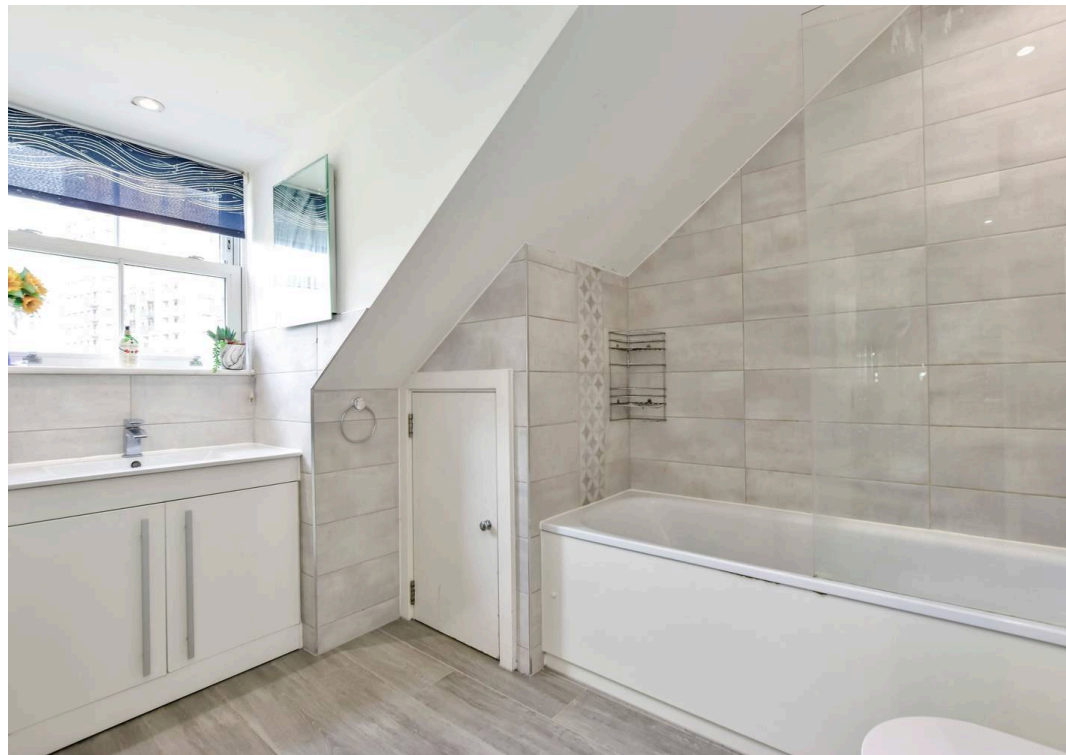
For broadband and mobile speeds see:

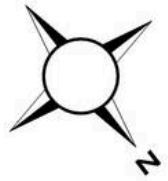
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## Fixtures and Fittings

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

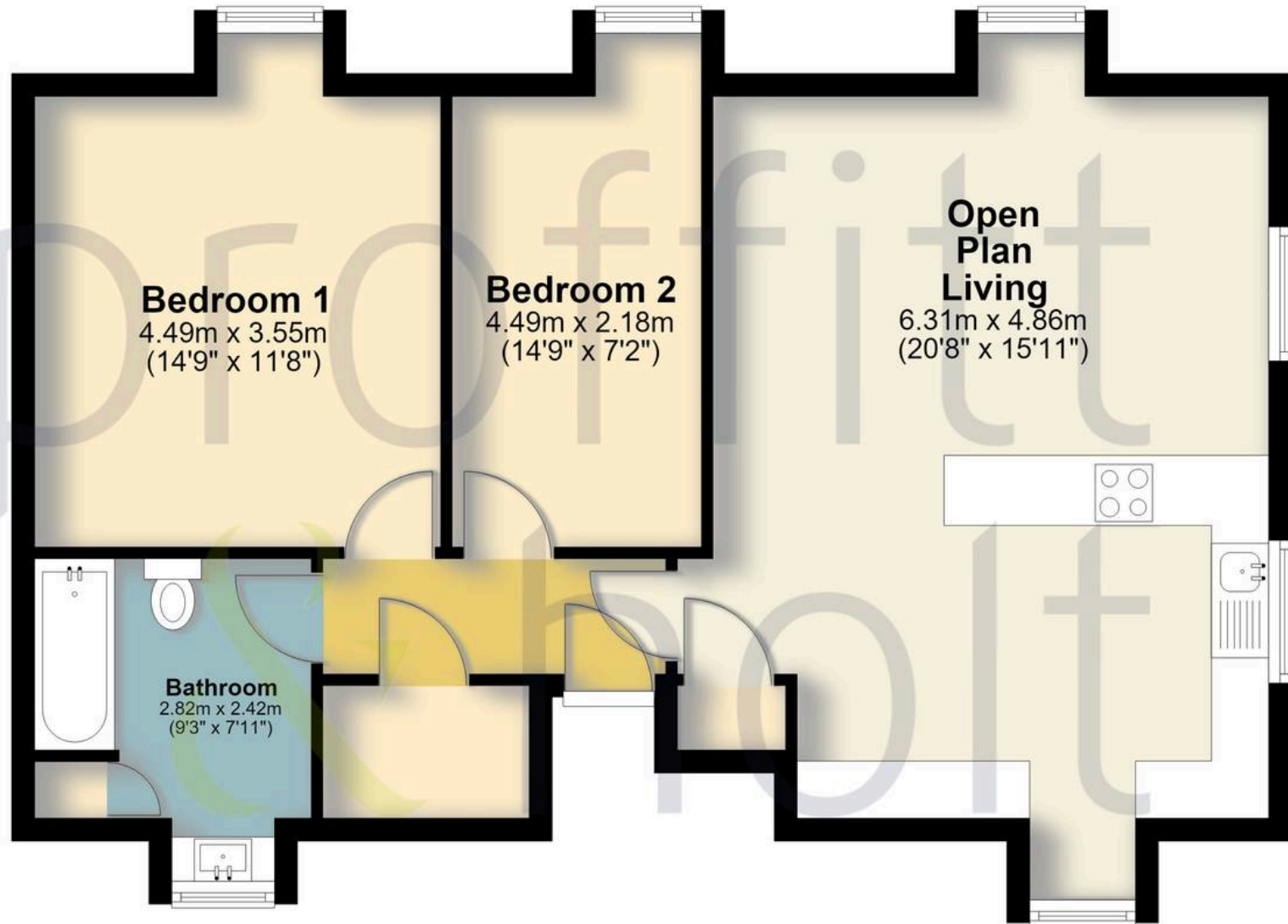






## Second Floor

Approx. 68.5 sq. metres (737.0 sq. feet)



Total area: approx. 68.5 sq. metres (737.0 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.





## Proffitt & Holt – Watford

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