



Haines Way, Watford

Guide Price £170,000

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& holt





Haines Way

Watford

Offered to the market with **no upper chain**, this one-bedroom apartment which has been redecorated throughout is an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property features a bright and spacious **living room**, providing plenty of room to relax and entertain. The standout **refitted kitchen-diner** has been thoughtfully updated with contemporary fittings, offering a stylish and practical space for cooking and dining.

The generous **double bedroom** benefits from ample natural light, while the property also boasts **excellent storage** throughout, ensuring a practical and clutter-free living environment.

Further benefits include **low service charges**, making the property an affordable option with lower ongoing costs. Ideally situated with **excellent transport links**, the apartment offers convenient access to nearby stations, road networks, and local amenities.

Early viewing is highly recommended to appreciate everything this well-presented home has to offer.





Haines Way

Watford

Getting into London could not be easier with Kings Langley mainline train station offering a 25-minute journey into London Euston. Junction 20 of the M25 is a drive of approximately two miles from the property. Abbots Langley boasts a number of village shops and restaurants with local schools and churches being at the centre of the community. The larger towns of both Watford and Hemel Hempstead are within a drive of approximately three miles, and both boast shopping & leisure centres, and numerous restaurants.

- Redecorated Throughout
- Refitted Kitchen-Diner
- No Upper Chain
- Spacious Living Room
- Low Service Charges
- Ample Storage
- Good Transport Links
- Large Double Bedroom





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact 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:

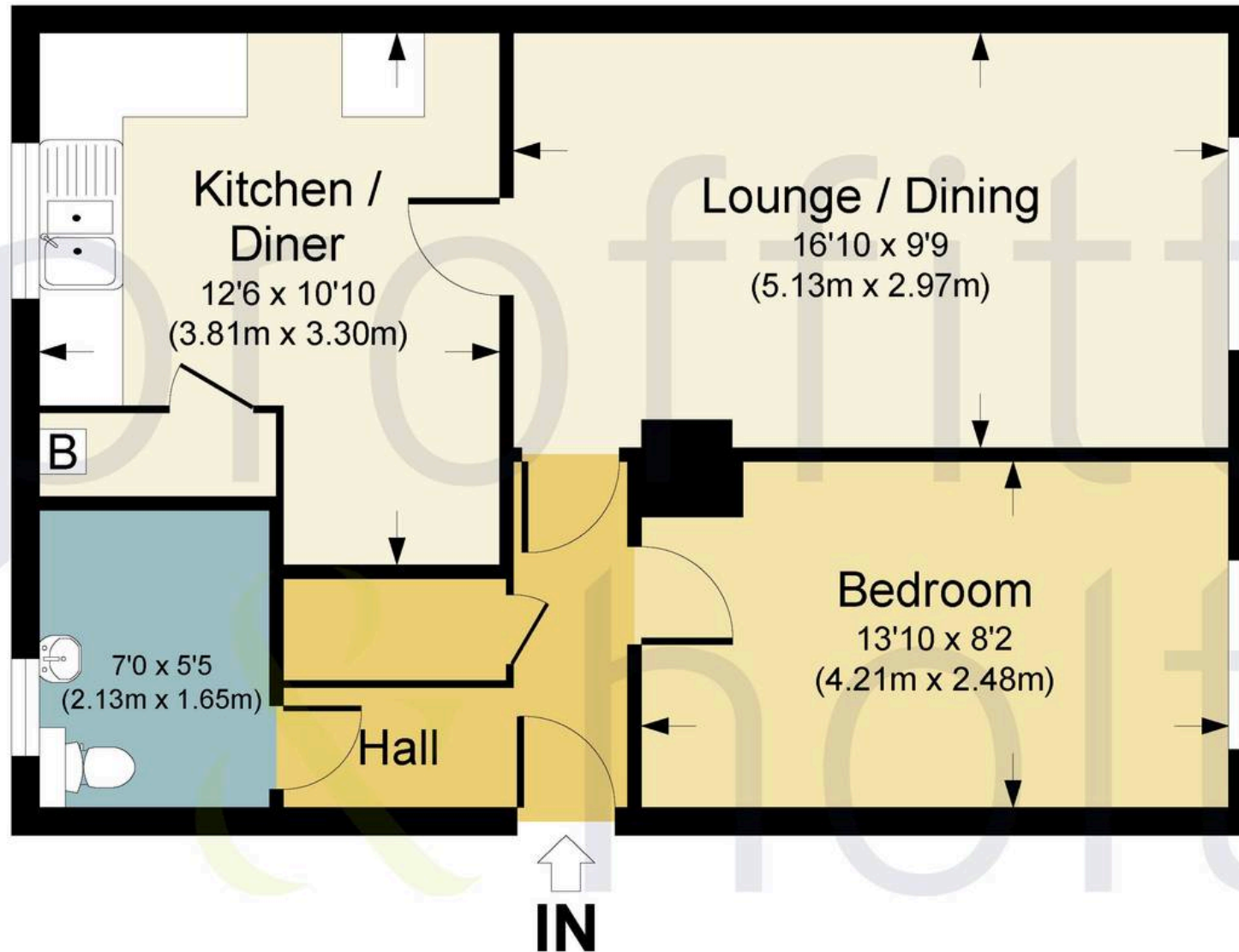
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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







Ground Floor

HAINES WAY WD25

APPROX. GROSS INTERNAL FLOOR AREA 509.56 SQ FT / 47.34 SQ M.
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