


# Grasmere Close, Watford

In Excess of £150,000

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 benefits 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:

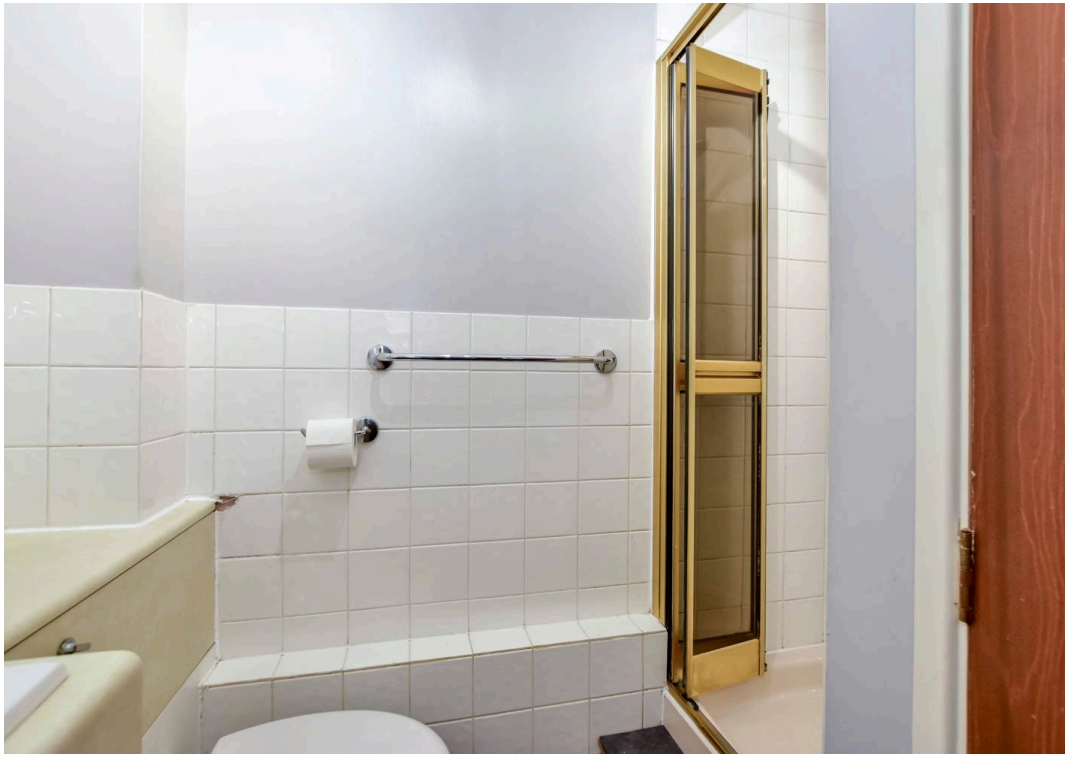
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/

Fixtures and Fittings

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









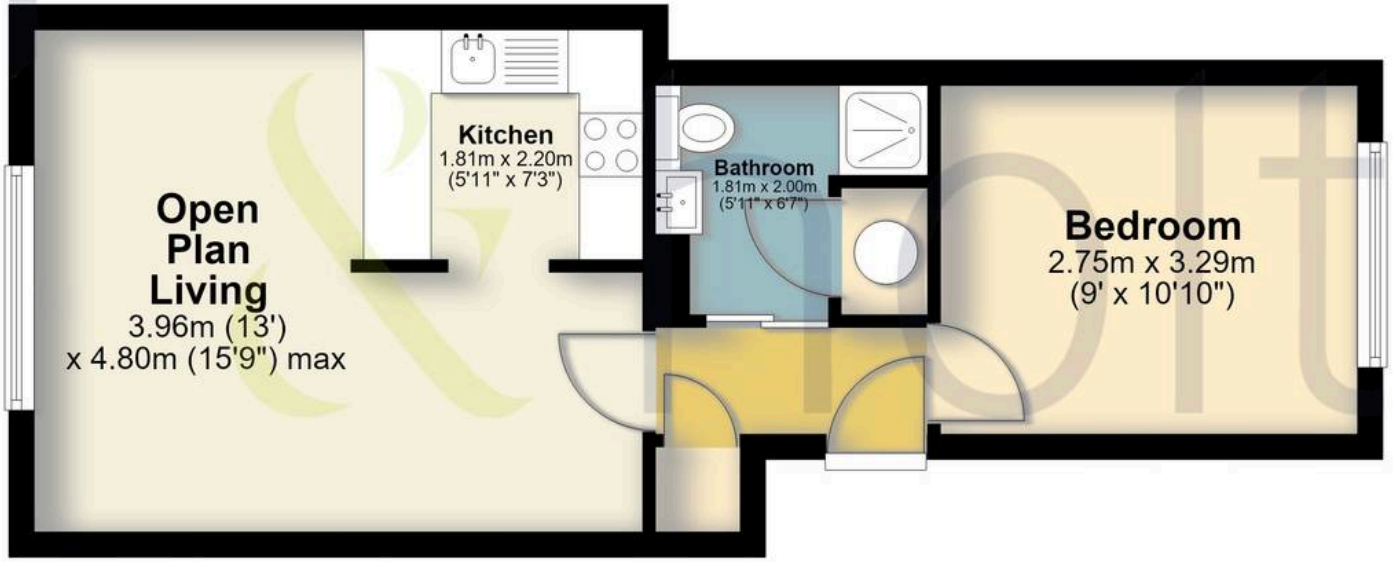
## Ground Floor

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.




# Proffitt & Holt

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