

LEASEHOLD



Apartment (EPC Rating: C)

59-63 HOLYWELL ROAD, WATFORD,
WD18 0HT

£235,000

1 Bedroom Apartment located in Watford

A spacious and modern one-bedroom ground floor apartment situated within an exclusive development, conveniently located close to Watford General Hospital and Watford Town Centre.

An ideal purchase for first-time buyers, professionals, or investors.

Property Particulars

A spacious and modern one-bedroom ground floor apartment, set within an exclusive development conveniently located close to Watford General Hospital and Watford Town Centre. The property benefits from one allocated parking space and is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, professionals, or investors.

Accommodation

Upon entering the property via the front entrance door, you are welcomed into a central hallway providing access to all rooms.

The spacious reception room offers ample space for a full lounge suite and benefits from a radiator, pendant lighting, multiple power points, and a bright, comfortable layout ideal for both relaxing and entertaining.

Open plan to the reception area is a modern fitted kitchen, featuring a generous range of beech-effect wall and base units with roll-top work surfaces. Integrated appliances include a fridge/freezer, electric oven with inset hob, and washing machine. Additional features include a stainless steel sink with drainer, laminate wood flooring, and a large window providing excellent natural light and ventilation.

The double bedroom is well proportioned and easily accommodates a double bed along with additional storage. The room benefits from carpeted flooring, radiator, pendant lighting, and ample power points.

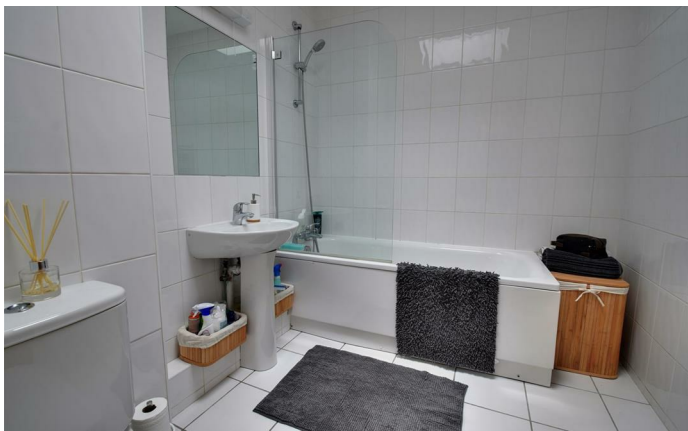
The bathroom is fitted with a practical white suite comprising a panel-enclosed bath with wall-mounted shower and glass screen, pedestal wash hand basin with mixer tap, and a low-flush WC. The room is fully tiled to both walls and floor and further benefits from an extractor fan and radiator.

Lease Information

Ground Rent: £125

Service Charge 2025/2026 Service Charge: £995 (includes insurance, repairs, maintenance etc)

Lease Term Remaining: 106 years remaining



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GROUND FLOOR

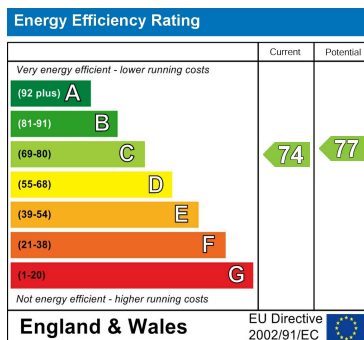


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

C

Energy Performance Graph



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