

LEASEHOLD - SHARE
OF FREEHOLD



Apartment (EPC Rating: C)

**BYEWATERS, CROXLEY GREEN,
WATFORD, WD18 8WJ**

Asking Price

£325,000

2 Bedroom Apartment located in Watford

A rarely available ground-floor apartment within a private block of five, set in a unique waterside and countryside location. Beautifully presented with independent entrance, open-plan living, en-suite, built-in storage and expansive communal gardens. Owners collectively hold the freehold, with a low £100 monthly service charge and Croxley Station just 3 minutes away.

A unique countryside and waterside setting on the peninsula where the Grand Union Canal meets the River Gade, this apartment sits privately within its own section of the development. The gated entrance leading to the car park is secluded and provides direct access solely for this exclusive, tucked-away low-rise block, giving an added sense of privacy and exclusivity. Apartments here are exceptionally tightly held, with none coming to market for over 20 years.

The property benefits from its own private entrance and a well-designed layout featuring a spacious open-plan living/dining room, a modern fully equipped kitchen, two generous bedrooms including a master with en-suite, and a contemporary main bathroom. Bedroom two also includes a built-in wardrobe. Timber-laminate flooring adds a stylish finish throughout, and the apartment opens directly onto expansive communal gardens shared by just five residents. There is an allocated parking space plus visitor parking.

The owners collectively hold the freehold, and the monthly service charge is currently £100, which comfortably covers all communal costs.

Located just 3 minutes' walk to Croxley Station, with excellent access to bus routes, the M1/M25, Watford Business Park and Watford General Hospital, the property combines peaceful waterside living with superb

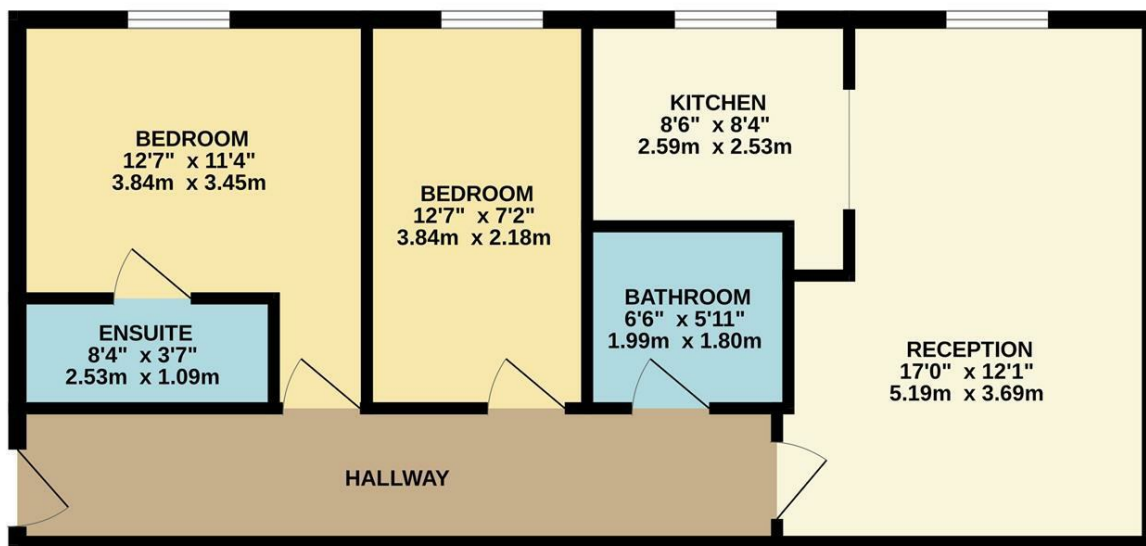
commuter convenience. Watford and Rickmansworth are both within easy reach for shopping, dining and leisure.

A rare opportunity to secure a home in one of Byewaters' most sought-after positions.



WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR 626 sq.ft. (58.1 sq.m.) approx.

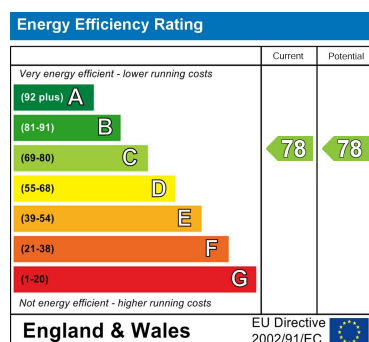


TOTAL FLOOR AREA : 626 sq.ft. (58.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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