

LEASEHOLD



Maisonette (EPC Rating: D)

TREVELLANCE WAY, WATFORD, WD25  
0LY

£265,000

# 1 Bedroom Maisonette located in Watford

Our one bedroom maisonette in Trevellance Way being a discrete cul-de-sac in Garston. Presenting an excellent opportunity for both first-time buyers and investors alike, with a long lease of 990 years, off street parking for two cars and lovely rear garden. Chain Free.

Our ground floor maisonette is directly accessed entered via its own private entrance via a double glazed main door to hallway leading to all rooms.

The main reception has a double glazed window to the front aspect, good quality laminate to floor, fireplace and alcoves, pendant lighting, powerpoints, coving and radiator.

The kitchen is a lovely working space which opens up onto the garden. Comprising of a wide range of high-gloss fitted wall and base units, bowl sink and drainer with mixer tap, beech effect work surfaces, tiled splashback, space and plumbing for washing , built in electric hob and matching baselevel oven in a dark glass finish, integrated steel extractor fan, good quality laminate flooring and a double glazed window overlooking and upvc door leading to the garden.

The large main bedroom with front aspect is presented in excellent condition with pendant lighting, powerpoints and carpet to floor and built in storage.

The bathroom is in great condition and comprises of a white suite to include a full sized bath, shower, pedestal wash basin, WC, large floor to ceiling wall tiles, opaque double glazed window to rear aspect.

## Outside

The front of the property is blockpaved and offers off street parking for two cars.

The privacy of the rear garden is an absolute bonus of this property. Comprising of lawn, pathways, flower beds, shed, with plenty of room and options for entertaining, garden shed, enclosed by panel fencing.

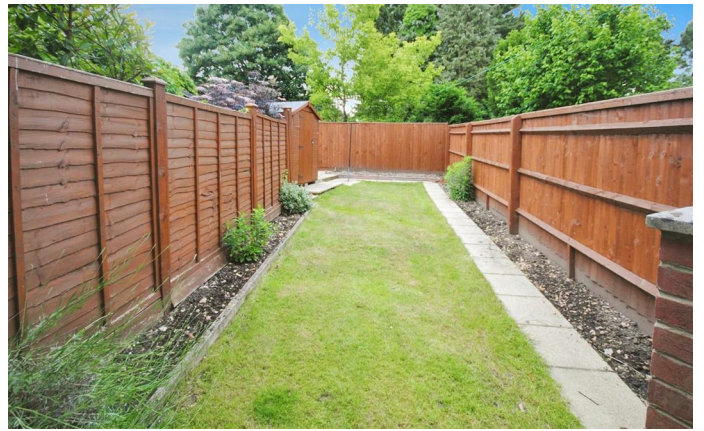
The property comes with a generous lease of 990 years remaining, zero service charge and a ground rent TBC.

NO SERVICE CHARGE  
Ground Rent about £tbc  
LEASE of 990 years

EPC D (with improvements could be C) in date until 2035

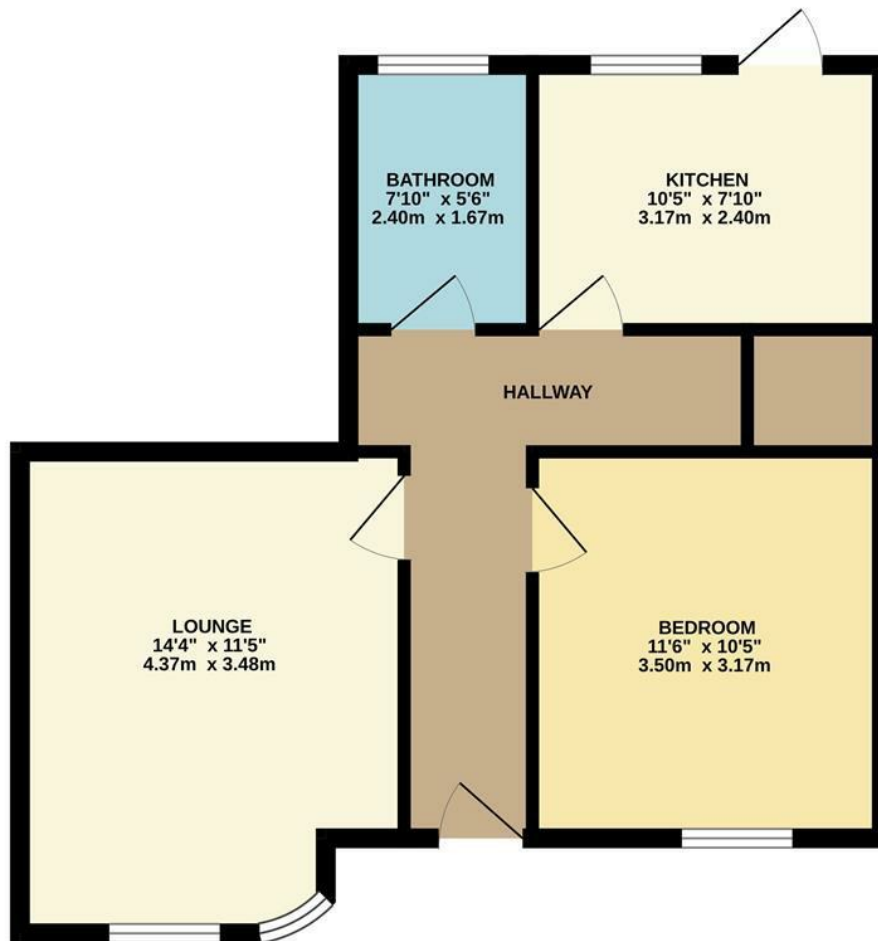
The property is ideally offered for sale chain-free and is ideally located, providing easy access to local amenities, great public transport links, the M1 and M25, as well as A41 and A405, a short distance from Watford town centre, St Albans and Hemel Hempstead. With plenty of "Outstanding" and "Excellent" rates Ofsted schools and green spaces.





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

GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 503 sq.ft. (46.7 sq.m.) approx.

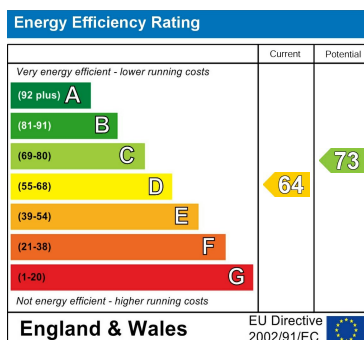
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

**D**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the