

LEASEHOLD



Apartment (EPC Rating: D)

**EXPLORER DRIVE, WATFORD, WD18
6GX**

£184,950

1 Bedroom Apartment located in Watford

We are pleased to offer a second floor property which is presented to a high standard. The property has a hall with storage cupboard, lounge diner, fitted kitchen, bathroom (with electric shower) and bedroom. Parking permit available.

Located just a few minutes walk to Watford Hospital, local shops and parks. It is also just a 15-20 mins walk to Watford town centre and Watford Met Line & Cassiobury Park.

A superb example of a purpose built second floor flat located a short distance from great amenities and good transport links. Also benefitting from being offered for sale with no upper chain.

Through the communal doorway via an entry phone system with stairs to the upper floors. Private entrance door leading into a hallway with doors to the spacious lounge/diner, bedroom and the bathroom.

The lounge/diner offering a generous living space for relaxing and dining and a doorway leads through to the kitchen.

The fitted kitchen comprises of a range of high gloss wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space and plumbing for a washing machine, space for fridge freezer, integrated oven, inset ceramic hob and extractor hood above, part tiled splash back areas and a double glazed window providing ample light and ventilation.

The master bedroom is of good size with double glazed window and offering plenty of space for bed, wardrobes and drawer units.

The bathroom comprises of a practical white suite to include a bath with wall mounted shower, folding shower screen, pedestal wash basin, WC, tiled walls and extractor fan. Also a

double glazed window providing additional ventilation and natural light.

The flat comes with a parking space and communal gardens.

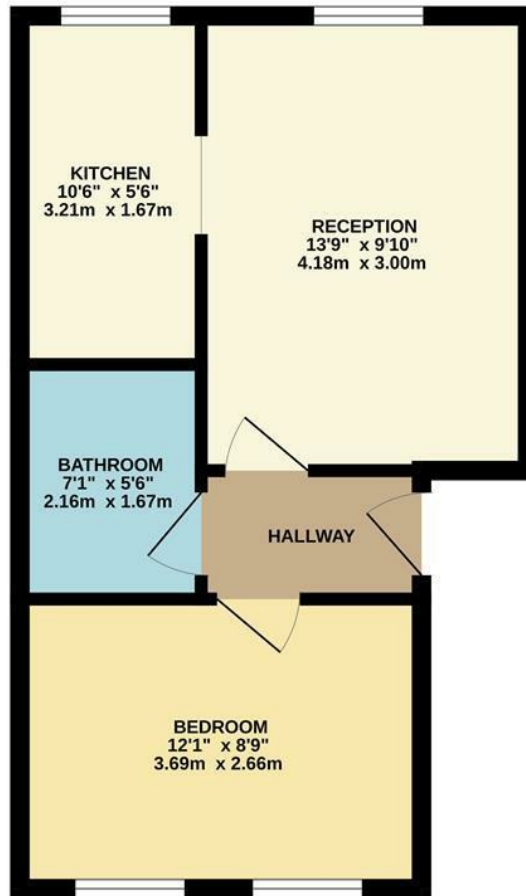
Ground rent
Service charge £2052.84
Lease years remaining 158 years remaining

The vendor has provided us with this information and we have seen no documented evidence to support this.



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

GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 363 sq.ft. (33.7 sq.m.) approx.

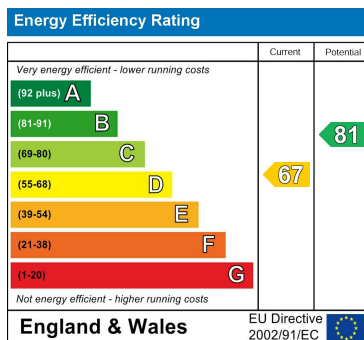
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Call us on

01923 220012

sales@warrenanthony.co.uk

<https://www.warrenanthony.co.uk>

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