

LEASEHOLD



Apartment (EPC Rating:)

BAXTER ROAD, WATFORD, WD24 5AA

£305,000

2 Bedroom Apartment located in Watford

A stunning 2 bedroom 2nd floor flat located on a popular residential development offered for sale with no upper chain.

FULL DESCRIPTION

Located on the second floor of Warhol Court, this well-presented two-bedroom apartment offers bright, modern living in a convenient residential setting just two miles from Watford's vibrant town centre. With excellent transport links, local amenities, and leisure facilities nearby, this property is ideal for first-time buyers, professionals, or buy-to-let investors.

The apartment benefits from a generous layout of approximately 743 square foot and is arranged to offer open-plan living and two spacious double bedrooms. The large living/dining area provides ample space for entertaining or relaxing, with plenty of natural light throughout. Adjoining the living area is a contemporary kitchen.

Both bedrooms are well-proportioned doubles and the bathroom is finished to a modern standard. Additional practical features include built-in storage cupboards in the hallway and gas central heating throughout.

Externally, the property enjoys well-maintained communal gardens with a children's playground, along with one allocated parking space and access to a cycle store. With 87 years remaining on the lease and an EPC rating of B, this home offers comfortable and efficient living in a sought-after part of Watford.

Service Charge 2025/2026 : £168 pcm (includes Ground Rent)

Lease Term: 87 years remaining

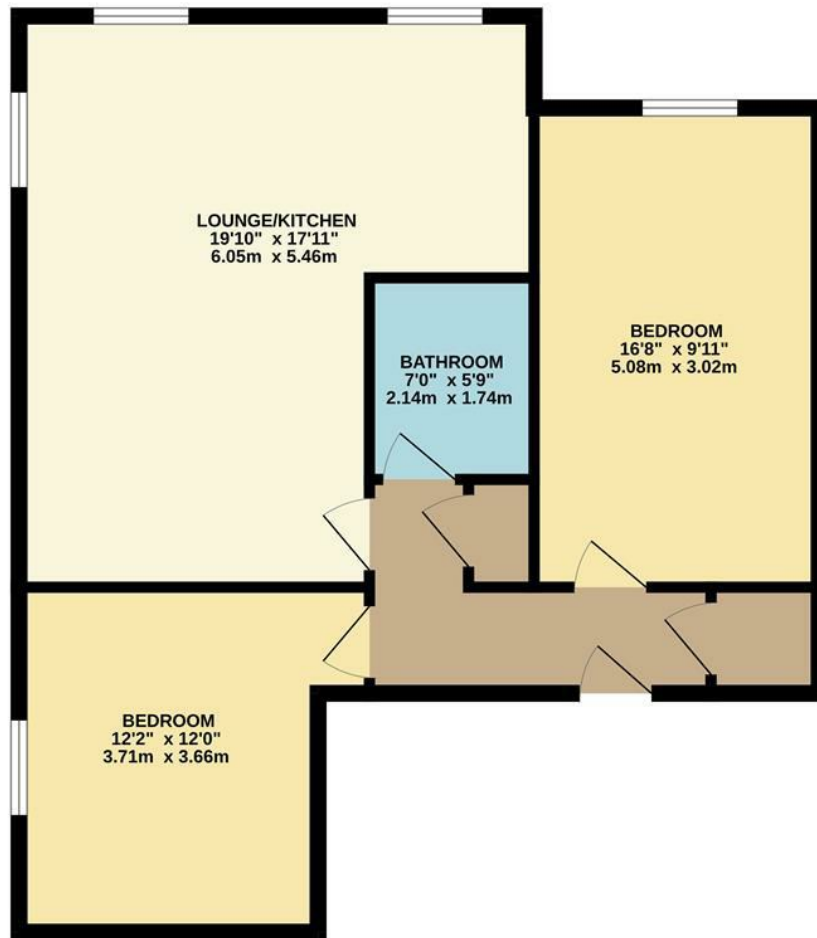
The vendor has provided us with this information and we have seen no documented evidence to support; on purchase these details must be verified by your solicitor.

Lease 87 Years remaining



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GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 775sq.ft. (72.0 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.
Made with Metropix 62025

Council Tax Band

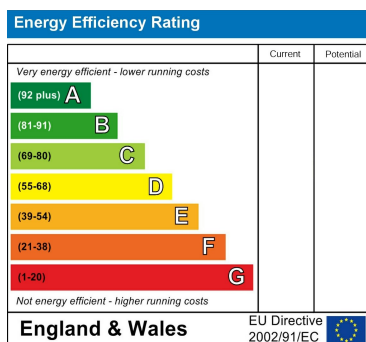
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Energy Performance Graph



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