

LEASEHOLD



Apartment (EPC Rating: B)

COOKE HOUSE, SYDNEY ROAD,
WATFORD, WD18 7ET

£370,000



2 Bedroom Apartment located in Watford

A modern two double bedroom, two bathroom apartment built in 2022 offers a bright open-plan living/kitchen space with doors leading to a private balcony, plus a main bedroom with ensuite, a second double bedroom, and a family bathroom.

Residents benefit from allocated parking and secure entry. Ideally located for commuters, with shops, cafés, and parks nearby, and London Euston just 20 minutes away by train.

Our recently built modern two double bedroom, two bathroom low build apartment of just four floors set within a stylish, recently built development close to great transport links and local amenities.

As you step inside, the hallway leads you into a bright, open-plan living and kitchen space. Finished with sleek flooring and large windows, this is the heart of the home – a place to cook, relax and entertain. The modern kitchen offers plenty of cupboard and worktop space, with integrated appliances that make everyday living easy.

From the lounge area, double doors open onto a private balcony, giving you your own outdoor spot to enjoy a morning coffee or unwind after work.

The main bedroom is a spacious double, complete with fitted wardrobe and its own contemporary ensuite shower room. The second double bedroom is also well-proportioned, making it ideal for guests, children, or a home office. A stylish family bathroom, finished with smart tiling and quality fittings, completes the accommodation.

The building has the benefit of an attractive communal lobby with access to floors via a lift or stairs. Residents benefit from allocated parking, has its own secure cycle room, secure entry, and landscaped communal areas

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With both Watford Junction and the Metropolitan stations just a short distance away, and shops, cafés, and green spaces are right on your doorstep.

Tenure: Leasehold

996 Years of Lease Remaining (999 years from June 2022)

Service Charge (2025/2026) : £1,108.54 Half Yearly which includes buildings insurance.

Ground Rent: £ZERO

EPC Rating: B

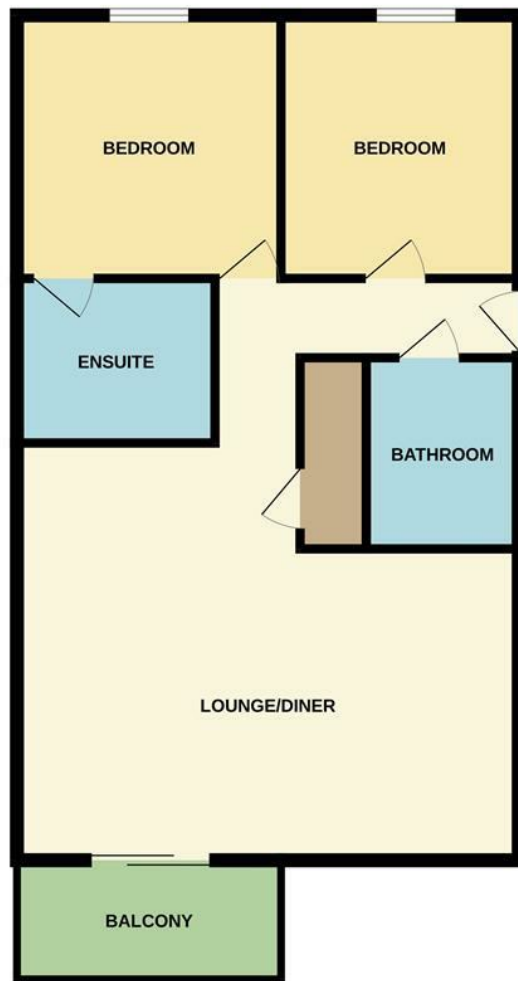
Council Tax: Watford Borough Council Band D

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

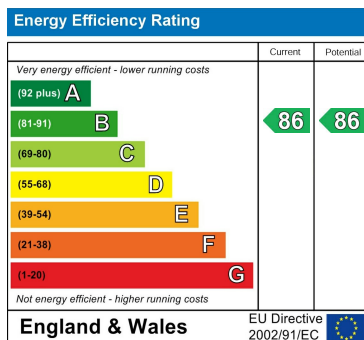


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

B

Energy Performance Graph



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