

LEASEHOLD



Maisonette (EPC Rating: E)

**SHERATON MEWS, GADE AVENUE,
WATFORD, WD18 7PE**

£255,000

1 Bedroom Maisonette located in Watford

Chain-free ground floor maisonette with private entrance, bright modern interiors and a peaceful, leafy setting. Spacious open-plan living, double bedroom with garden access - ready to move straight into. Superb location within walking distance of Watford & Croxley Met Line stations, River Gade and Cassiobury Park with low annual service charges and residents' parking.

SHERATON MEWS • Guide Price: £255,000 • One-Bedroom Ground Floor Maisonette • Private Entrance • Views Over Cassiobury Park •

A beautifully presented ground floor maisonette with its own private entrance, set within an exceptionally leafy, secluded and tranquil development overlooking the stunning open spaces of Cassiobury Park. Sheraton Mews is a rare find in this part of Watford - Quiet, green, and wonderfully private yet only a short walk to Watford Metropolitan Station, Croxley Metropolitan Station, the River Gade, and the heart of Cassiobury.

With a low annual service charge of £1,140, residents' parking and a development known for its peaceful, natural surroundings, this home offers an appealing blend of convenience and calm.

Accommodation

Private Entrance & Porch

A private front door with a small covered porch leads directly into the property—no communal hallways, no shared access, just your own front door and a welcoming sense of independence.

Hallway

A central hallway provides access to all rooms. Two large storage cupboards. Two modern storage heaters. Neutral décor and laminate flooring continuing throughout.

Reception Room – approx. 16'6" x 14'8" (5.02m x 4.48m)

A bright and generous open-plan living space with a large front window drawing in excellent natural light and offering a pleasant outlook over the development. High-quality laminate flooring. Pendant lighting. Ample space for both lounge and dining areas. Neutral, move-in-ready décor. Storage heater. This room flows naturally into the kitchen, creating a sociable and modern layout.

Kitchen – open plan

A stylish, well-designed kitchen fitted with High-gloss white wall and base units providing excellent storage, Contrasting black metro-style tiles, Black glass electric hob and built-in under-counter oven, Stainless steel sink, Space and plumbing for a washing machine, A practical breakfast bar continuing the high-gloss white worktop- ideal for casual dining or extra prep space. The kitchen's layout maximises storage and usability while maintaining a clean, contemporary look.

Bedroom – approx. 10'2" x 8'11" (3.09m x 2.72m)

A peaceful and attractive double bedroom overlooking the communal gardens, with a uPVC door opening directly outside—perfect for enjoying a quiet morning coffee in the sunshine. Full-width built-in wardrobes, pendant lighting, neutral décor, lovely green outlook.

Bathroom – approx. 6'0" x 5'3" (1.82m x 1.61m)

A modern, well-maintained bathroom comprising white walk-in shower, WC, sink with double vanity unit beneath, wall-mounted cabinet, obscured window for natural light and ventilation, neutral wall and floor tiling.

Outside & Development

Sheraton Mews is known for its private, leafy, and tucked-away feel, offering a sense of calm rarely found so close to transport links.

Residents' parking

Beautifully maintained communal grounds

Moments from Cassiobury Park, River Gade, and local nature walks

Key Information

Leasehold

Service Charge: £1,140 per annum (includes buildings insurance)

Ground Rent: £400 per annum

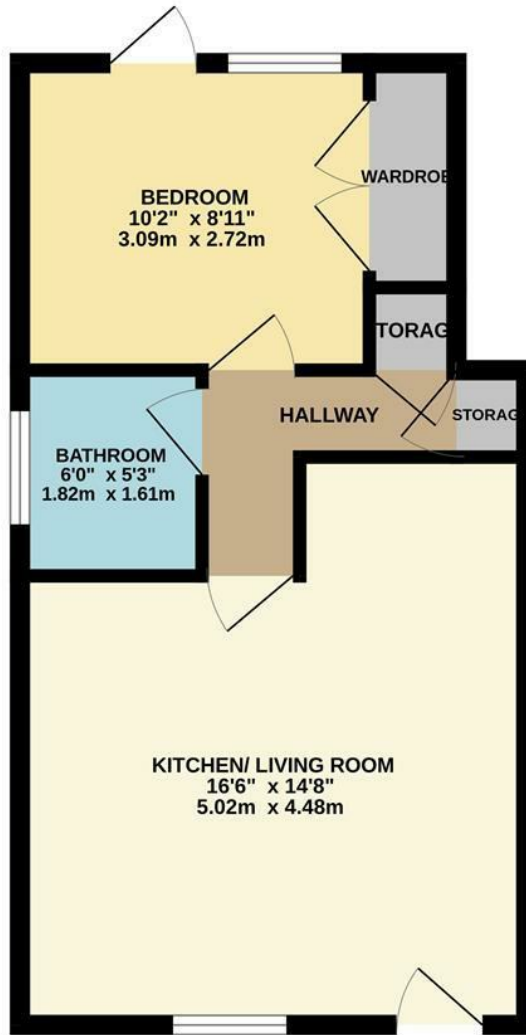
EPC Rating: E (valid until 2032)

Council Tax Band: C



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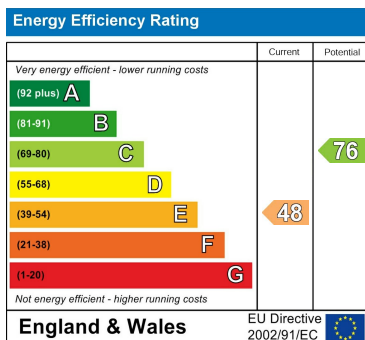
GROUND FLOOR
392 sq.ft. (36.5 sq.m.) approx.



Council Tax Band

E

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