

LEASEHOLD



Apartment (EPC Rating: B)

GARTLET ROAD, WATFORD, WD17
2AQ

£340,000

2 Bedroom Apartment located in Watford

This beautifully presented first-floor apartment offers two double bedrooms, two bathrooms, and a spacious open-plan kitchen and living area that opens onto a private balcony. The property benefits from ample storage throughout and is ideally located within walking distance of both Watford Town Centre and Watford Junction Station. This sought-after apartment also includes secure, gated underground allocated parking.

Property Description

This beautifully presented first-floor apartment offers a perfect combination of space, style, and convenience, ideally situated within walking distance of both Watford Town Centre and Watford Junction Station. This desirable development also benefits from secure gated underground parking and a private balcony.

Entrance Hall

A welcoming entrance hall with ample storage cupboards, providing plenty of space for coats, shoes, and household essentials. The hallway leads to all principal rooms, creating a natural flow throughout the apartment.

Kitchen / Living Room

A spacious open-plan kitchen and sitting room forms the heart of the home. The contemporary kitchen area features modern fitted units, integrated appliances, and generous work surfaces, ideal for cooking and entertaining. The bright and airy living space comfortably accommodates both a dining area and lounge seating, with doors opening onto a private balcony — perfect for relaxing or enjoying a morning coffee.

Primary Bedroom

A generous double bedroom with built-in wardrobes and an en-suite bathroom, offering privacy and comfort. The room enjoys plenty of natural light and a calm, neutral décor, providing a peaceful retreat.

Second Bedroom

A well-proportioned second double bedroom, ideal as a guest room, home office, or for family use. The space is versatile and benefits from easy access to the main bathroom.

Bathrooms

The apartment offers two stylish bathrooms — an en-suite to the main bedroom and a family bathroom off the hallway. Both feature modern fittings, including sleek tiling, chrome fixtures, and high-quality sanitaryware.

Balcony

Accessed via the sitting room, the private balcony provides an attractive outdoor space — ideal for dining al fresco or simply enjoying the fresh air.

Parking & Communal Area

The property benefits from allocated parking within a secure, gated underground car park, as well as well-maintained communal green space that enhance the overall appeal of the development.

Location

Positioned in a prime Watford location, the apartment is within easy walking distance of Watford Town Centre, offering a range of shops, restaurants, and entertainment options, as well as Watford Junction Station for fast links into London.

The flat comes with a allocated parking space and communal garden.

Ground rent £300 pa
Service charge 2025/2026 £2,964
Lease years remaining 114 years remaining

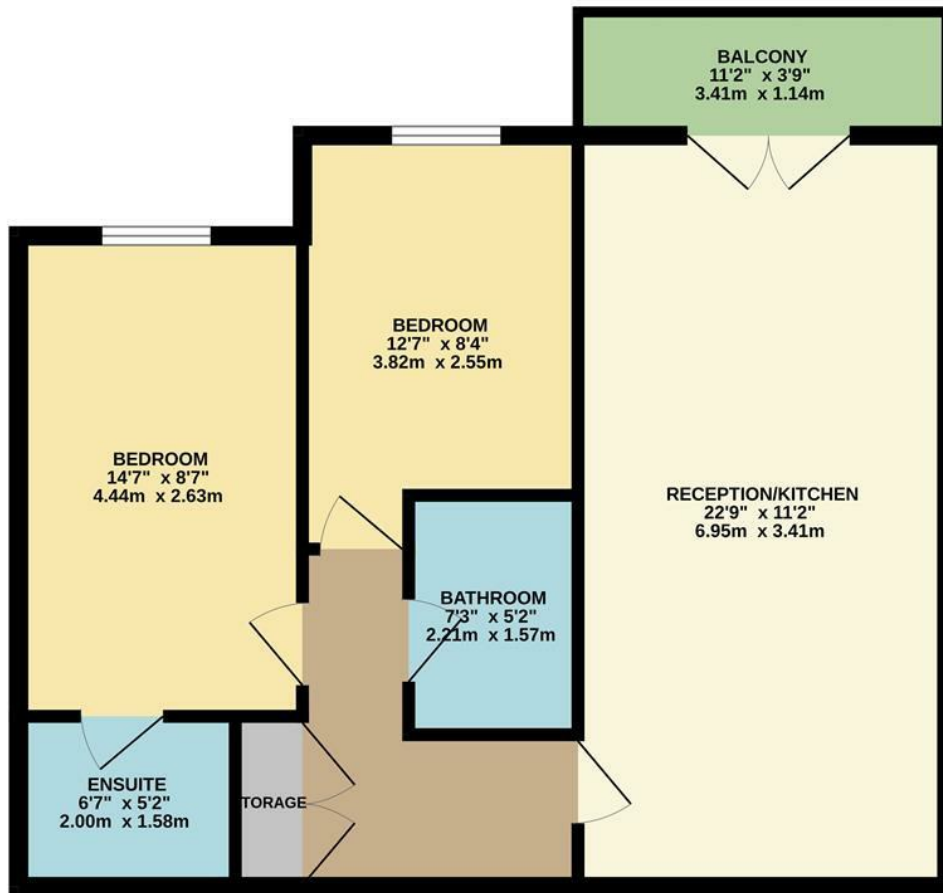
Council Tax Band C

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
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 sq.m.) approx.

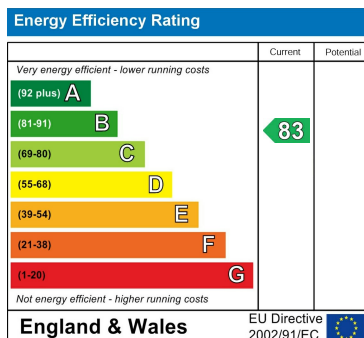
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

B

Energy Performance Graph



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