

LEASEHOLD



Apartment (EPC Rating: B)

**SYDNEY ROAD, WATFORD, WD18 7EX**

Guide Price

**£375,000**



# 2 Bedroom Apartment located in Watford

Verrio House is a newly built apartment on the third floor which is immaculately presented throughout and offers generous living space. Designed in a modern contemporary style that is both inviting and stylish. A mere 15 minute walk to Watford Met Station (reach London Euston in 24 minutes) Cassiobury Park, River Gade and glorious woodland is on the doorstep.

Built in 2023, our Verrio House apartment is not only modern but also offers the peace of mind that comes with a new build. Whether you are looking to buy or rent, this property presents an excellent opportunity for those seeking a stylish and comfortable home in a prime location.

Situated in the Laundry Works and is ideally located, providing easy access to local amenities, transport links, and the vibrant culture that Watford has to offer. Do not miss the chance to make this stunning apartment your new home.

With Audio/visual entry system to apartments accessed via communal entrance doors.

As you enter the apartment, you will be greeted by a bright and airy atmosphere, enhanced by the large windows that allow natural light to flood the rooms. The property features two spacious double bedrooms, providing ample space for relaxation and rest.

The designer kitchen with quartz stone worktops, Fascino stainless steel sink with oversized single bowl and integrated removable chopping board, designer curved tap with clipped hose-spray extension and Fascino instant boiling water and cold filtered water tap. There is stainless steel splashback to the hob with full range of integrated appliances being a stainless steel electric fan oven, ceramic hob with stainless steel chimney extractor, integrated fridge/freezer, washer/dryer and dishwasher. LED lighting under kitchen wall units.

The master bedroom benefits from an en-suite shower room, fitted wardrobes, luxurious carpets and offers convenience and privacy.

The entire interior of the apartment is complimented by forest oak doors with polished chrome ironmongery matching door-linings, architraves and skirtings.

Television and telephone points to living area and master bedroom.

USB double power sockets to kitchen and master bedroom.

Double-glazed windows and doors.

One of the standout features of this apartment are the two good-sized balconies with overlooking green spaces, being the perfect spot to enjoying your morning coffee or unwinding after a long day.

The development comes with landscaped podium garden available for all residents to socialise. The property is equipped with thermostatic electric heating and double glazing, ensuring comfort throughout the year while maintaining an impressive energy rating of B.

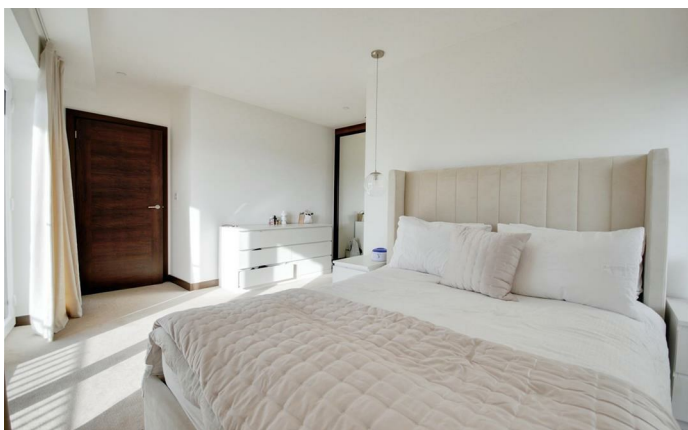
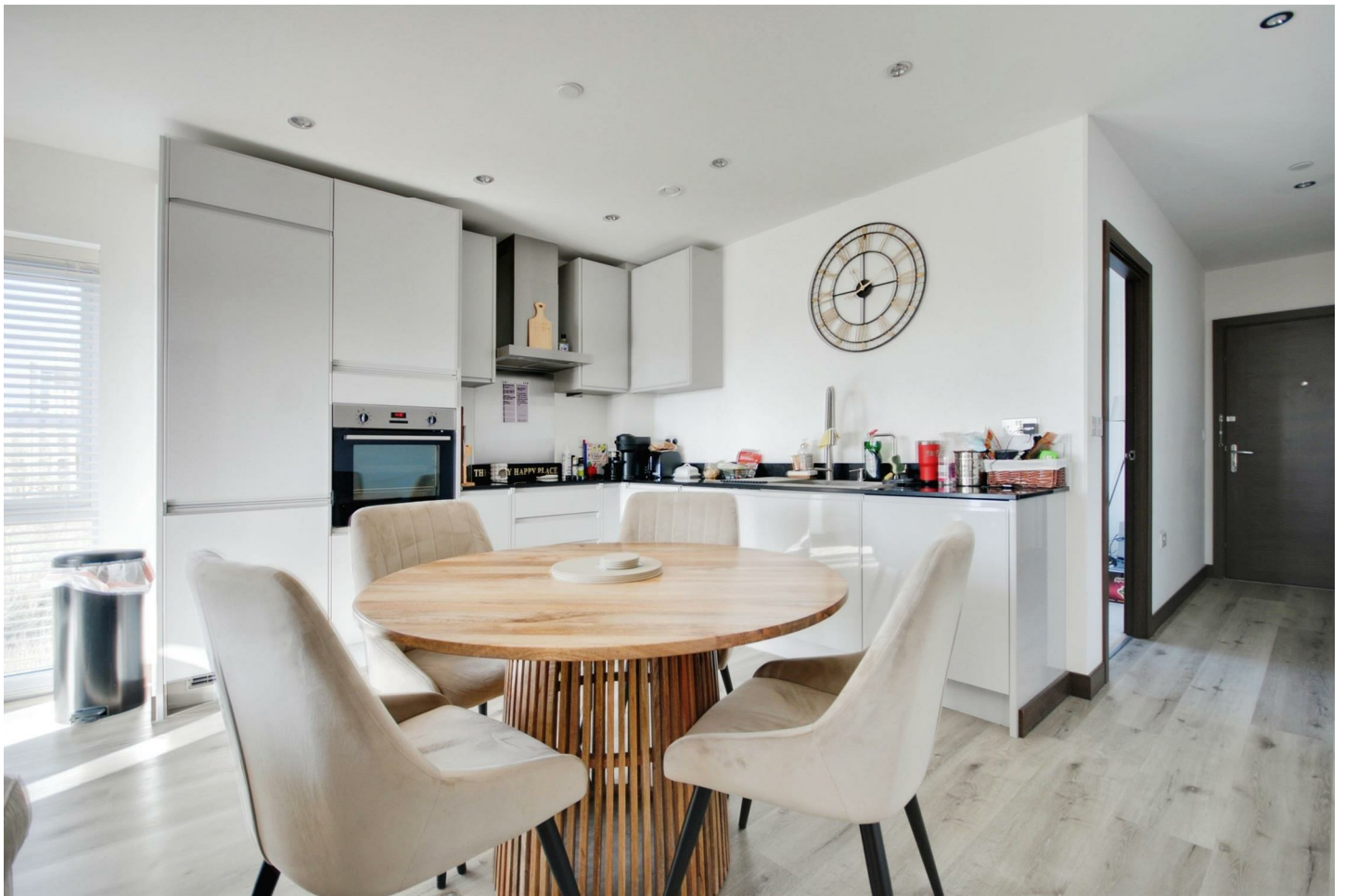
Lease Remaining: 996 years

Service Charge: £185 per month includes buildings insurance.

Ground Rent: Peppercorn

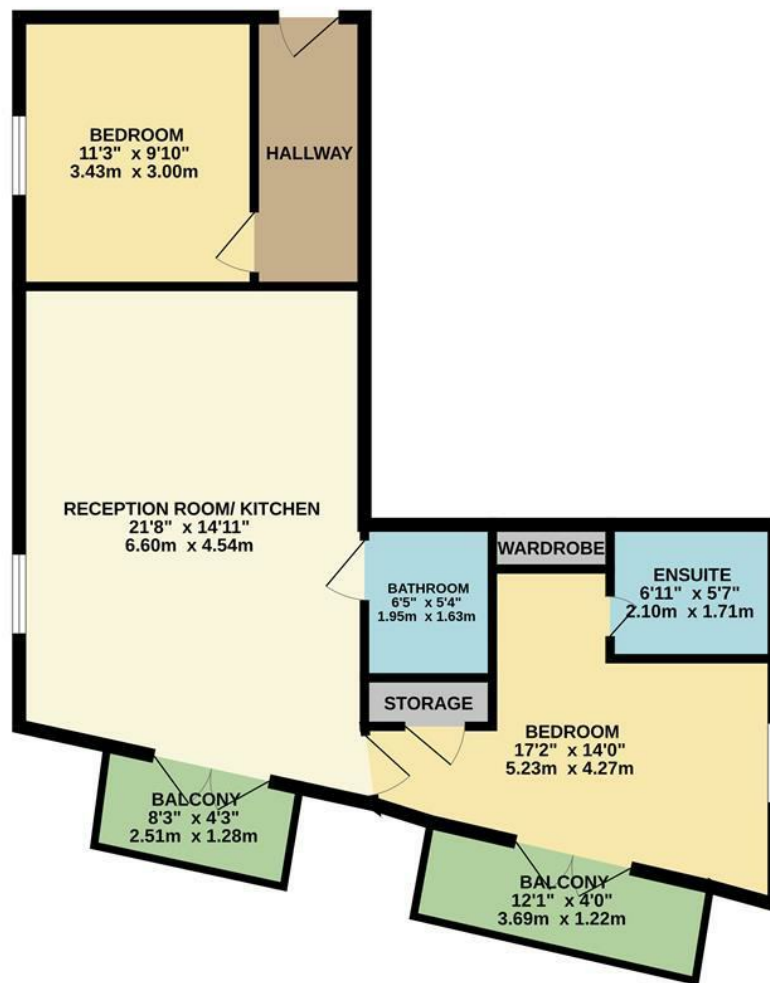
There is an allocated parking space that comes with our property in the secure underground car park.

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  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (63.9 sq.m.) approx.

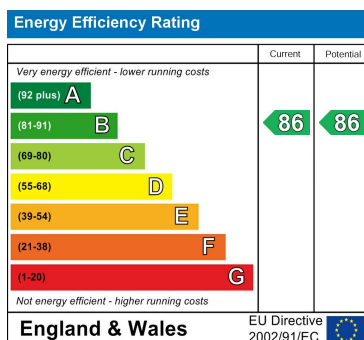
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**B**

Energy Performance Graph



Call us on

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

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