

LEASEHOLD



Apartment (EPC Rating: C)

COOKE HOUSE, 73-89, SYDNEY
ROAD, WATFORD, WD18 7ET

£387,500

2 Bedroom Apartment located in Watford

Spacious Two-Bedroom Ground Floor maisonnette with Private Entrance and Terrace. An early viewing highly recommended.

An ideal choice for first-time buyers or investors, this well-presented two-bedroom, two-bathroom apartment is set within the popular Cooke House development, just a short walk from Watford Junction Station (London Euston in under 20 minutes) and Watford Town Centre with its excellent range of shops, cafés, and leisure facilities.

Accommodation

This Ground Floor maisonnette is accessed via its own private entrance, opening directly into a bright and generously sized open-plan living room and kitchen (21'3" x 19'7"). The space enjoys a front-aspect outlook and offers plenty of room for both seating and dining.

The modern fitted kitchen is equipped with a range of wall and base units, complemented by worktops, and includes an inset sink/drainage, electric hob with extractor above, eye-level oven, integrated dishwasher, built-in washer/dryer and fridge/freezer. A large storage cupboard houses the washer/dryer.

Bedroom One (21'3" x 14'11") is a double room with fitted wardrobes, access to a private patio, and its own contemporary en-suite featuring a walk-in shower, WC, vanity basin, heated towel rail, extractor, and smart-tech features.

Bedroom Two (13'4" x 9'3") is also a well-proportioned double with a side-aspect window.

The family bathroom is stylishly finished with a bath and mixer tap, WC, vanity basin, heated towel rail, extractor, and smart-tech features.

Outside

The property enjoys its own paved front entrance area, along with a private gated

terrace to the rear – ideal for outdoor dining or a relaxing morning coffee, and handily also with its own direct access to the car park.

Residents benefit from one allocated parking space.

Service Charge 2025/2026 : £1,907.72 per annum

Ground Rent: £zero

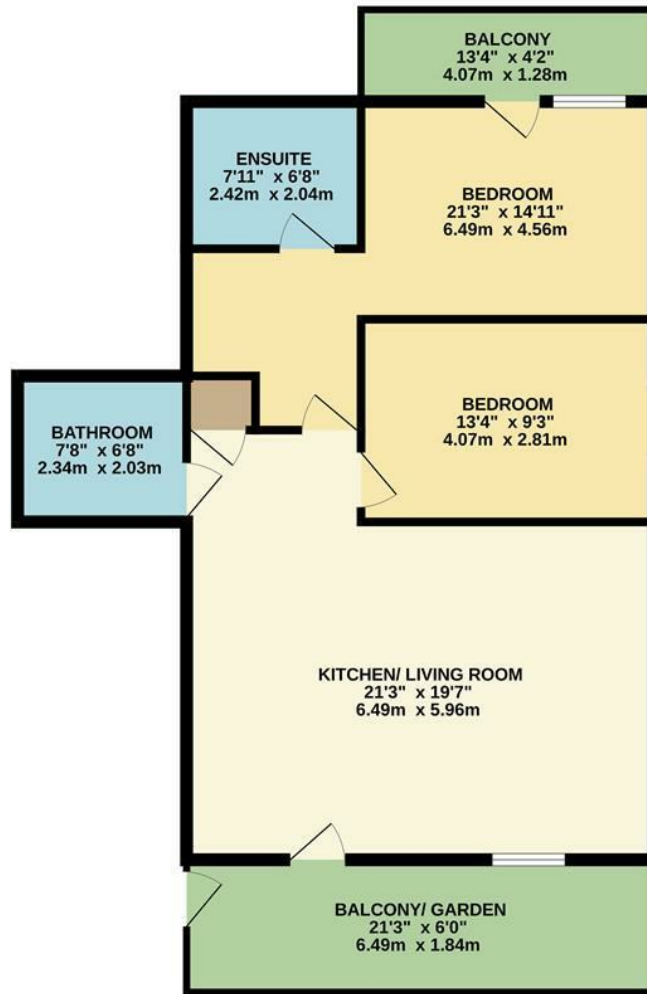
Lease Term: 996 years 10 months remaining

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.



WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
785 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (73.0 sq.m.) approx.

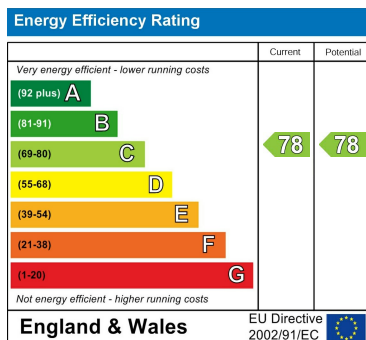
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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Council Tax Band

C

Energy Performance Graph



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