



4 Cedar House, 11-21 The Parade, Watford, WD17 1LQ  
Guide Price: £415,000 Leasehold

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# About the property

A large two double bedroom apartment located in the heart of Watford Town Centre and therefore ideal for all it has to offer including a multitude of shops, bars, restaurants and of course plentiful transport links including Watford Junction Station with fast train access direct to London Euston. The property itself is located on the first floor and benefits from a large lounge/dining room with access into the modern fitted kitchen. There is a large main bedroom with fitted wardrobes providing plenty of storage space and a modern en-suite bathroom. There is also a further second double bedroom and a family bathroom. As an added benefit the property has one allocated parking space and will be offered with no upper chain.

Disclaimer: The photos used are from when the apartment was initially marketed as a new build in 2018



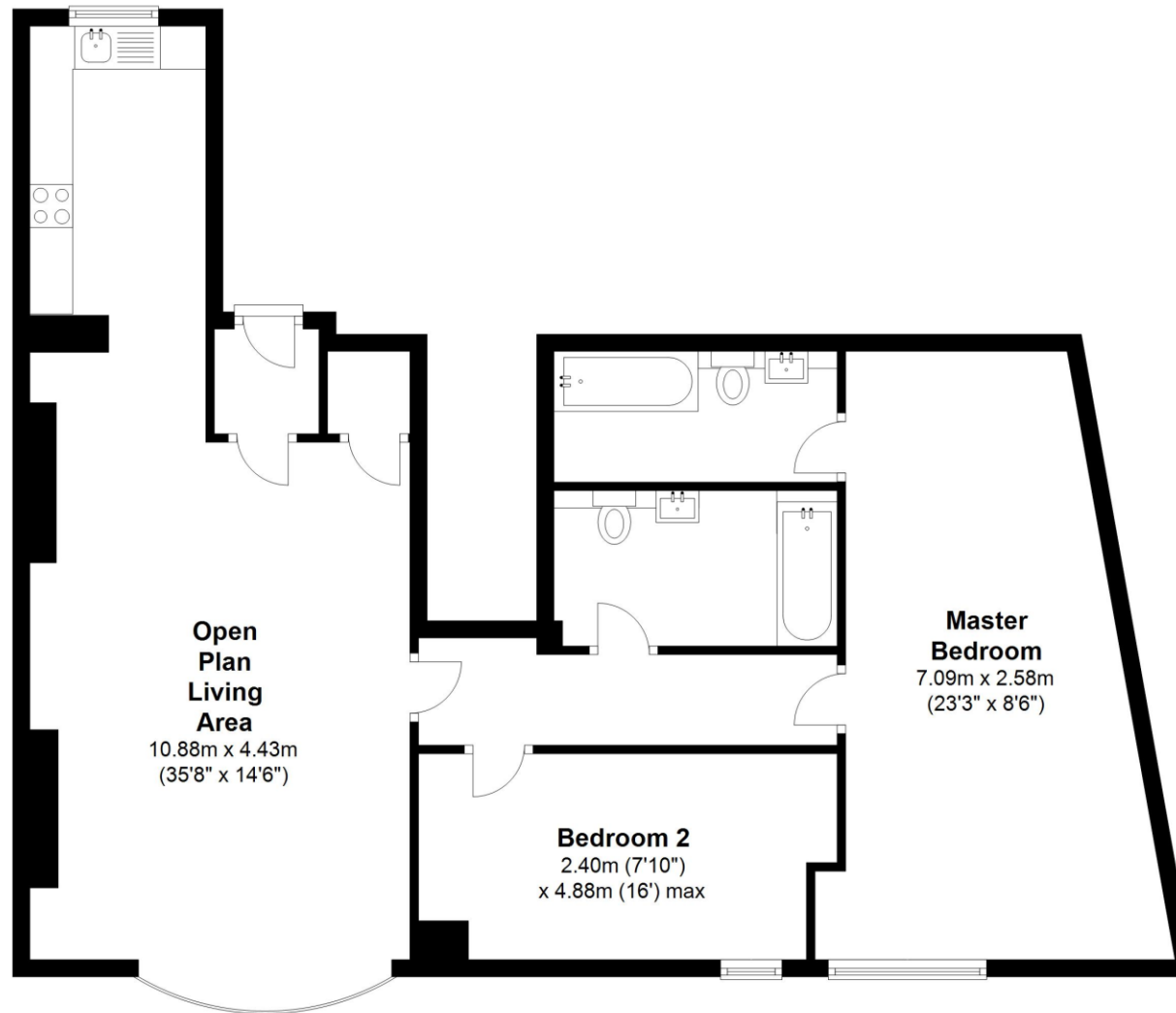
- Two bedrooms
- No upper chain

- Large open plan living
- Town center location

- Built in 2018
- Close to Watford Junction

## First Floor

Approx. 90.9 sq. metres (977.9 sq. feet)



To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



## Area Information

Watford Town Centre is transforming, with the redevelopment of the Intu shopping centre creating extra retail space, large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

**Local Authority:** Watford Borough Council

**Council Tax:** D

**Approximate floor area:** 977.9sqft

**Tenure:** Leasehold

**Ground rent:** £300 per annum

**Service charge:** £3,600 per annum

**Nearest Station:** Watford Junction 0.6 miles

**Distance to Town Centre:** 0.3 miles Atria Watford

**Nearest Motorway:** 2.8 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57   D	57   D
39-54	E		
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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