



2 Cedar House, Watford, Hertfordshire, WD17 1LQ  
Guide Price: £340,000 Leasehold

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# About the property

This modern two - bedroom apartment was built in 2017 and completed to a high standard and has been looked after very well. The apartment is 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 within the courtyard of the development and is accessed via a private patio on the first floor. The apartment benefits from an open plan lounge/dining room and modern fitted kitchen. There is a large main bedroom with a bay window providing plenty of natural light to filter through. There is also a further second single bedroom, a bathroom and large storage cupboard. The property will be offered with no upper chain.

\*Disclaimer; please note the internal photos are from when the apartment was initially finished in 2017 and some are not an exact representation of the layout.

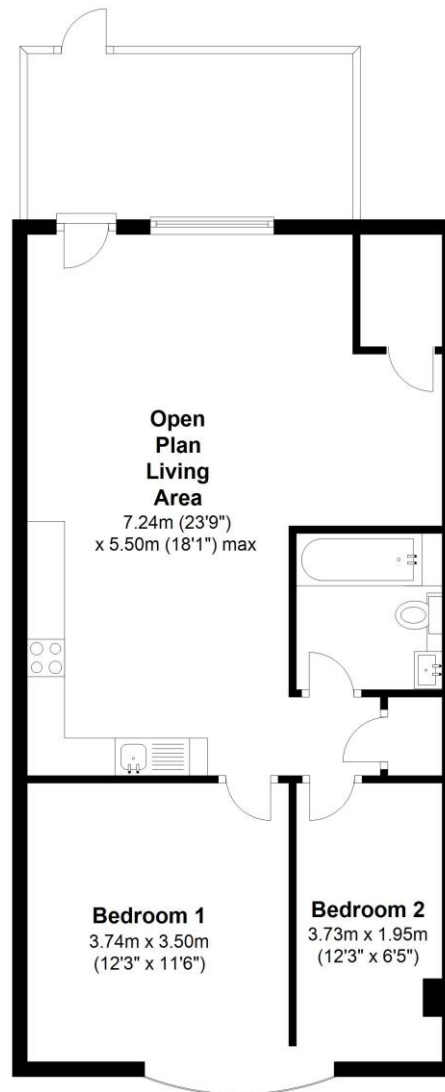
Available to view now.



- Two bedrooms
- Private patio area
- Modern apartment
- Close to station
- High street location
- Close to M25

## First Floor

Approx. 61.2 sq. metres (658.7 sq. feet)



Total area: approx. 61.2 sq. metres (658.7 sq. feet)

To view this property, contact us on-

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## Area Information

Watford Town Centre is transforming, with the redevelopment of the Atria 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 and hotels at The Grove, Chandlers Cross.

Watford has reasonably low levels of unemployment and relatively high resident earnings. The business climate is developing, and the business start up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre reaches completion, creating further employment opportunities.

**Local Authority:** Watford Borough Council

**Council Tax:** C

**Approximate floor area:** 658.7 sqft

**Tenure:** Leasehold

**Nearest Station:** Watford Junction Station, 0.6 mile

**Distance to Town Centre:** 0.3 miles to 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	66 D	66 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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