



91 Gladstone Road, Watford, Hertfordshire, WD17 2RA

Guide price £235,000 Leasehold

sewell &  
gardner

# About the property

A first-floor conversion apartment in this town centre location. The property comprises of entrance hall, double bedroom, living room, fitted kitchen and shower room. The property has a long lease of 150 years expiring in December 2174. To the rear of the property there is a private garden and an additional storage cupboard to the front entrance to the property.

The property is double glazed and central heated throughout where a new boiler was installed in 2021. This would make a great first time purchase or rental investment.

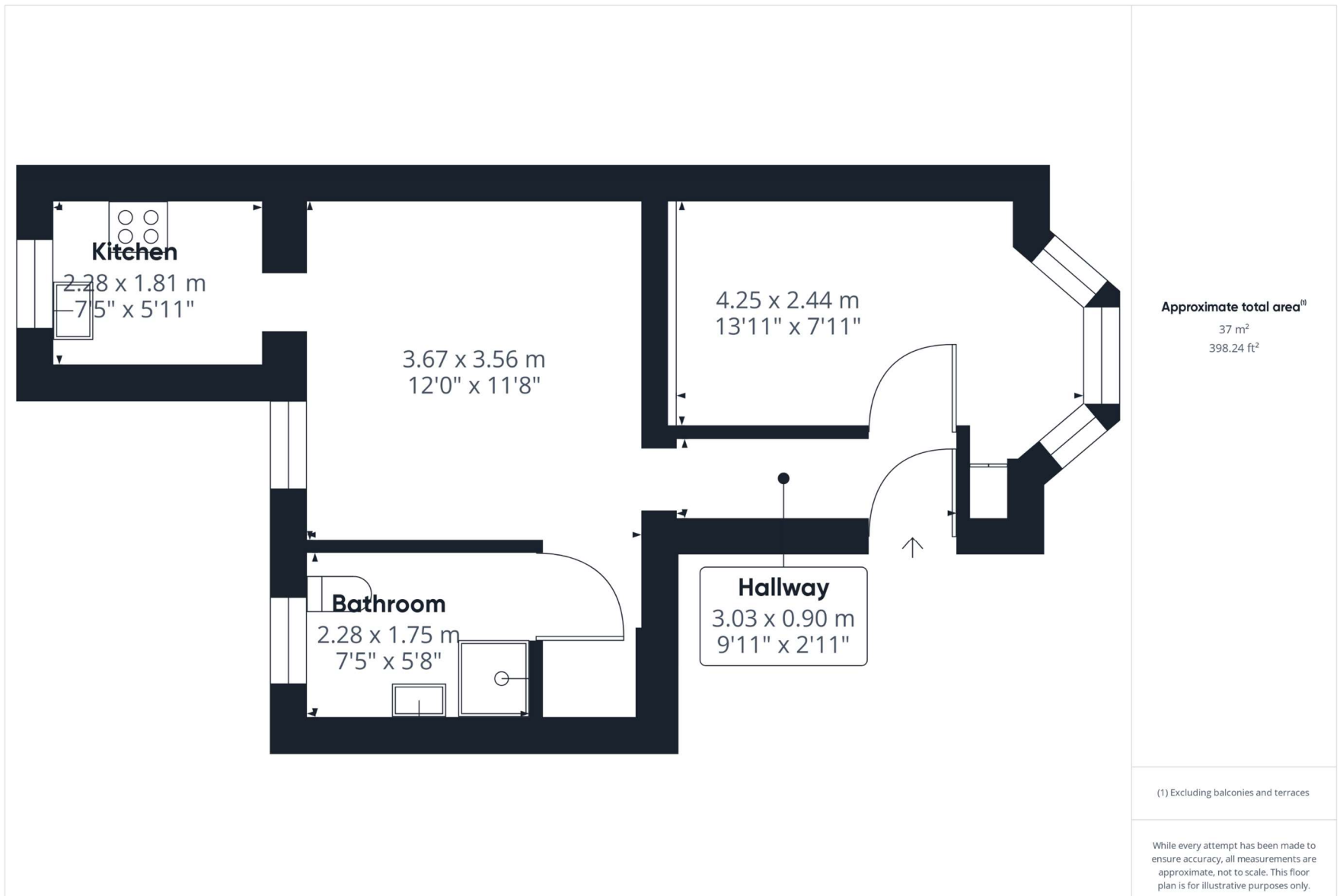
The property is ideally located within walking distance to Watford Junction Station and a stones throw away from the Atria Watford shopping centre.



- Private rear garden
- One bedroom

- Walking distance to town centre
- Close to transport links

- Good condition throughout
- 150 year lease



To view this property, contact us on-

T: 01923 776400 E: ricky@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY





## Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a 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.

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 is creating further employment opportunities.

**Local Authority:** Watford Borough Council

**Council Tax:** Band B

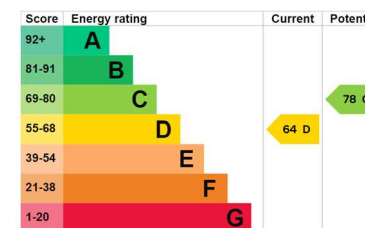
**Approximate Floor Area:** 398 sqft

**Current Service Charge:** £1,179.64

**Nearest Station:** 0.6 miles to Watford Junction

**Distance to Town Centre:** 0.5 miles to Atria Watford

**Nearest Motorway:** 1.7 miles to M1



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 and Meridian Mortgages and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

sewell &  
gardner