



Flat 6, Palace Apts 49-53 The Parade, Watford

In Excess of £300,000

proffitt
& holt





Flat 6

Palace Apartments 49-53 The Parade, Watford

"Presenting a stunning modern apartment situated in the heart of Watford town centre.

This immaculate one-bedroom residence is located on the first floor and boasts two private balconies, one accessible from the spacious lounge and the other from the generous double bedroom. The apartment features an open-plan layout, seamlessly integrating the kitchen, lounge, and dining areas, creating a bright and inviting living space. The kitchen is fitted with top-of-the-line appliances and finishes, reflecting the high standard of the entire property. The contemporary bathroom is equally impressive, offering both style and functionality. A well-appointed hallway connects the various spaces within the apartment, contributing to the overall sense of flow and cohesion.

Every aspect of this property is finished to a high specification, ensuring a pristine living environment for its new occupants. Located on the high street, this apartment benefits from excellent access to local amenities, including shops, restaurants, and public transport links, making it an ideal choice for those seeking convenience and modern living in Watford. EPC - EER: B. Council Tax Band: C. Watford Borough Council"





Flat 6

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Watford

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- One Bedroom
- Close to Amenities
- Town Centre Location
- First Floor Flat
- Long Lease
- Two Balconies
- No Upper Chain
- High Specification





Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	18 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	--Not available	--Not available	Unlikely

Provider Voice Data

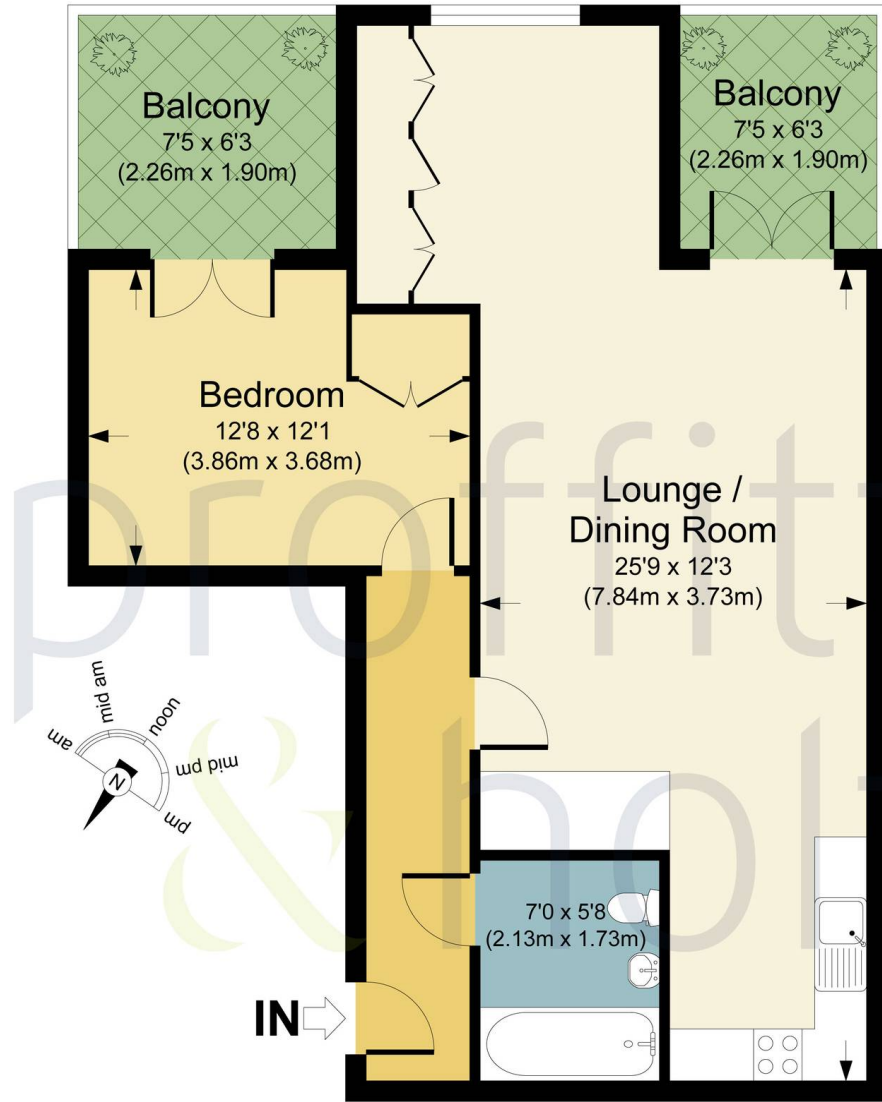
EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely





First Floor

6 PALACE APARTMENTS, WD17

APPROX. GROSS INTERNAL FLOOR AREA 564.24 SQ FT / 52.42 SQ M
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Proffitt & Holt – Watford

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