



Canterbury House, Anglian Close

In Excess of £270,000

proffitt
& holt





Canterbury House, Anglian Close

Watford

A well-presented two-bedroom, first-floor apartment within walking distance of Watford Junction. The property features an entrance hall, a spacious living room, a fully fitted kitchen, two generously sized bedrooms, and a family bathroom.

Externally, there is an allocated underground parking space, with additional visitor parking available. The property benefits from well-maintained communal gardens and secure entry via an entry-phone system.

Situated in the highly sought-after Reeds development in Central Watford, Canterbury House is ideally located just a short walk from Watford Junction.

EPC -EER: C





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The Reeds development is situated within a 10 minute walk of Watford town centre and Watford Junction mainline station which provides a swift and frequent service into London, Euston (18 mins). Watford Town Centre provides extensive shopping, transport and entertainment facilities, including the Atria Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- First Floor
- Entry-phone System
- Allocated, Underground Parking
- Visitor Parking
- Communal Gardens
- Close to Watford Junction
- Close to Town Centre





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

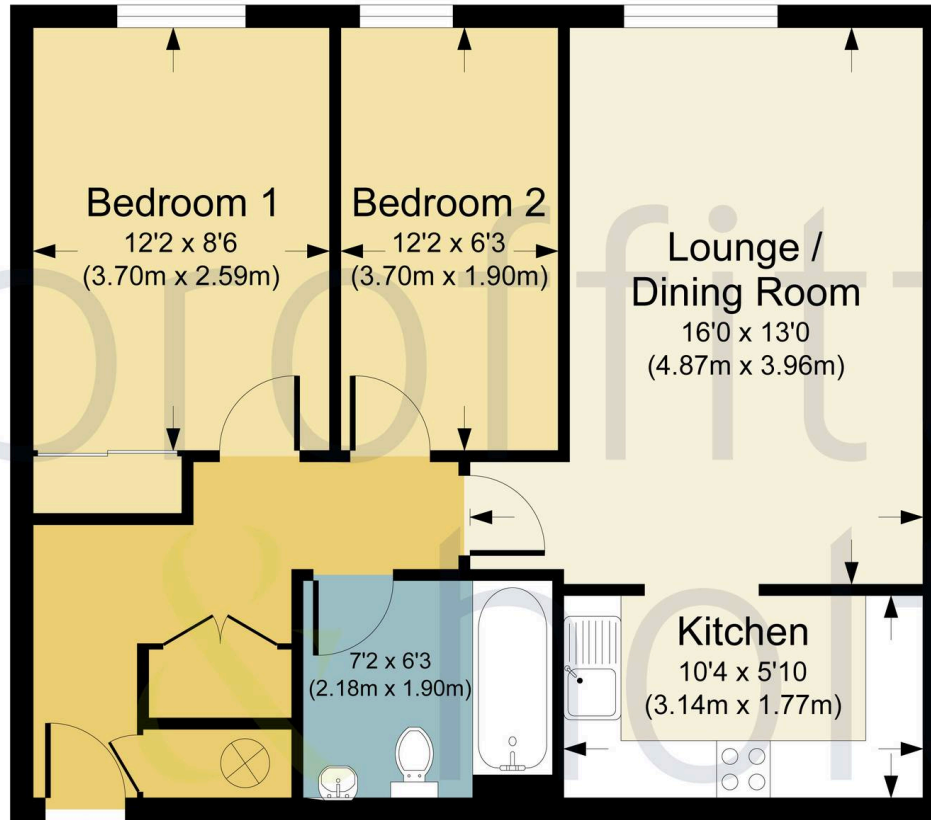
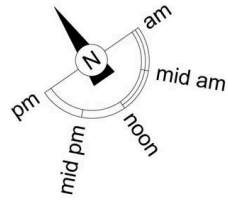
Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





↑
IN

First Floor

CANTERBURY HOUSE, WD24

APPROX. GROSS INTERNAL FLOOR AREA 564.45 SQ FT / 52.44 SQ M.
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Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • watford@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

