



Empire Place, Linden Avenue, Watford

In Excess of £350,000

proffitt
& holt





Empire Place Linden Avenue, Watford

Situated just moments from Watford Metropolitan Line Station, this spacious first-floor apartment offers an exceptional living experience within a prestigious development.

Boasting approximately 785 sq. ft., the property features a generous lounge/diner with double doors leading to a private balcony, providing a tranquil view of the communal grounds. The well-appointed kitchen/diner also offers access to a second balcony, perfect for enjoying your morning coffee.

The apartment to the second-floor comprises two large double bedrooms, with the master bedroom benefiting from an en-suite bathroom. An additional family bathroom ensures ample space and convenience for residents and guests alike.

Residents will enjoy the convenience of an allocated parking space and additional visitors' parking. The development also provides a concierge service and full access to a leisure complex that includes a swimming pool, sauna, gym and jacuzzi.

Ideally located, Watford's town centre is within easy reach, offering a variety of shops, restaurants, and amenities. The property is also in close proximity to the renowned Watford Boy's Grammar School.

This superb apartment is a perfect choice for those seeking comfort, convenience, and luxury.

Arrange your viewing today to avoid disappointment.





Flat 6

Empire Place Linden Avenue, Watford

The property is situated just a "stone's throw" away from highly regarded schools, local amenities, Watford Metropolitan Line station, and the 'Green Flag' award winning Cassiobury Park with its access to the Grand Union Canal, River Gade and West Herts Golf Course. Also, within a short walk, are Watford Junction mainline station and Watford town centre, the latter providing extensive shopping, transport and entertainment facilities including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants.

Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. For the road commuter, the M1, M25 and A41 are within, typically, a drive of five/ten minutes.



Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





FEATURES

- Two Bedrooms
- Two Bathrooms
- Gym/Leisure Facilities
- Lift
- Two Balconies
- Second Floor Apartment
- Allocated & Guest Parking
- Good Condition
- Convenient Location

For broadband and mobile speeds see:

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

General Information

Services

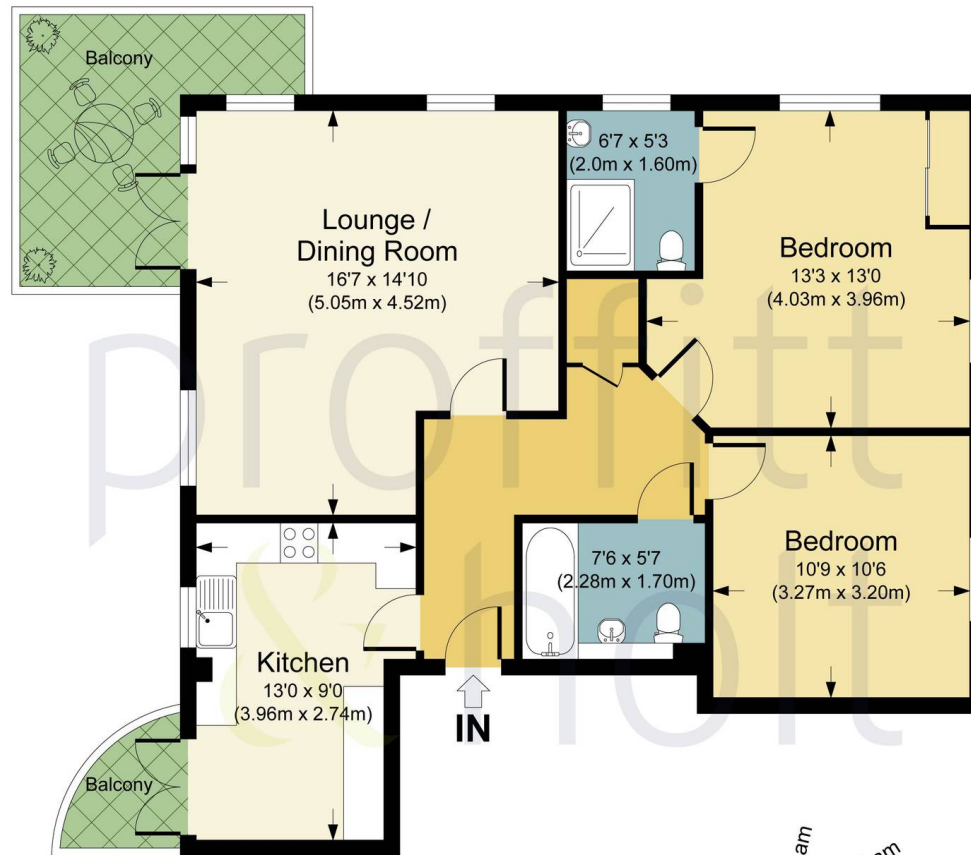
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

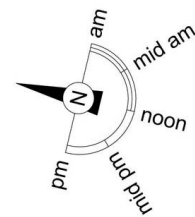
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Second Floor



EMPIRE PLACE, WD18

APPROX. GROSS INTERNAL FLOOR AREA 784.79 SQ FT / 72.91 SQ M
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