



Kingsfield Court, Kingsfield Road, Watford

In Excess of £325,000

proffitt
& holt





Kingsfield Court, Kingsfield Road

Watford

Proffitt & Holt are delighted to present this generously proportioned two-bedroom first-floor flat, ideally situated within easy walking distance of the station. Offering ample living space, this well-positioned property features two well-sized bedrooms, a comfortable living room, a kitchen, and a bathroom.

Benefitting from a newly extended lease of 124 years, resident's parking and no upper chain, this flat represents a fantastic opportunity for first-time buyers, professionals, or investors alike.

Contact Proffitt & Holt to arrange a viewing today.





Kingsfield Court, Kingsfield Road

Watford

Oxhey Hall is a beautiful part of Watford, designated as a Conservation Area, containing quiet tree lined roads off Hampermill Lane towards Moor Park and Northwood.

There are good local amenities including Moor Park underground station and Bushey main line station (which is within walking distance) with fast trains into Euston. The area is also well served for good quality schools for all ages including highly regarded schools such as Merchant Taylors and Eastbury Farm which are also just a short drive away.

Recreational facilities caters for those enjoying a sporting life, with golf courses, cricket & football clubs. Watford also provides an extensive choice of boutique shops, restaurants, coffee houses, supermarkets and the Atria shopping centre.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D





FEATURES

- Two Bedrooms
- First Floor Flat
- Resident's Parking
- No Upper Chain
- Close to Station
- Extended Lease
- Communal Gardens
- Loft Space

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.





First Floor

KINGSFIELD COURT, WD19

APPROX. GROSS INTERNAL FLOOR AREA 688.35 SQ FT / 63.95 SQ M
PHOLTW: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2024.





Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

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

