



## Courtlands Close, Watford

In Excess of £200,000

proffitt  
& holt





## Courtlands Close

Watford

A well presented one double bedroom second floor flat situated in this popular location close to Leavesden Studios, local shops and excellent transport links.

The accommodation comprises communal entrance with entry-phone system and stairs to the second floor, entrance hall, lounge/dining room, kitchen with appliances, bedroom and bathroom.

Outside there are communal gardens and a residents parking. Sold with no upper chain. Ideal for first-time buyers and investors.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

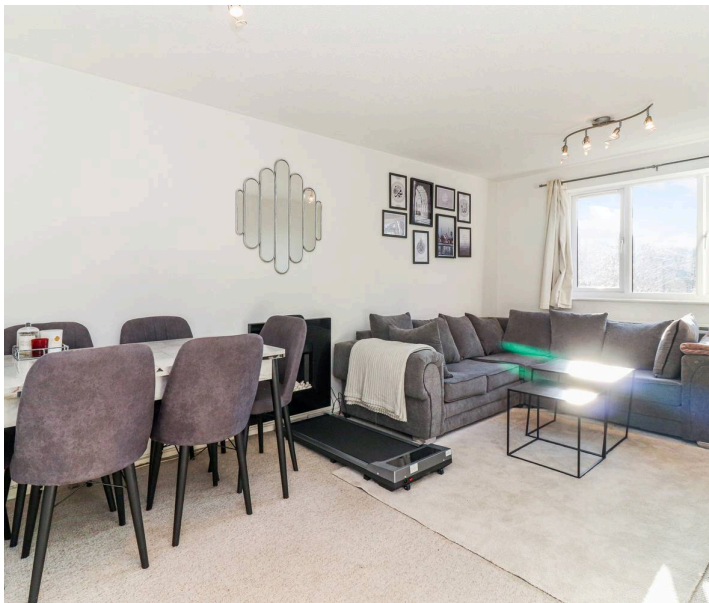




## 114 Courtlands Close

Watford, Watford

The property is located on the north side of Watford, close to both award-winning Leavesden Country Park and Woodside Park & Leisure Complex, with the residential area of Leavesden being close to Abbots Langley where its High Street has number of shops catering for most daily requirements. Watford town centre is within approx 2.5 miles with the Atria Shopping Centre as well as additional numerous High Street shops, amenities, and restaurants. Watford Junction mainline station is within 2.1 miles and provides regular services into London, Euston. For the road commuter, the M25 (Junction 19) and the M1 (Junction 5) are both within easy reach. The property is within the catchment area of two outstanding Secondary Schools.



- One Double Bedroom
- Spacious Living Room
- Resident's Parking
- No Upper Chain
- Access to Communal Garden and Park
- Second Floor Apartment
- Perfect for First Time Buyers or Investors





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

COURTLANDS CLOSE, WD24

APPROX. GROSS INTERNAL FLOOR AREA 479.85 SQ FT / 44.58 SQ M.  
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## Proffitt & Holt – Watford

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