



Norbury Avenue, Watford
Guide Price £240,000

proffitt
& holt





Norbury Avenue

(The Reeds), Watford

Proffitt & Holt are pleased to present an excellent opportunity to reside in the heart of Watford's sought-after Reeds development. This ground-floor, one-bedroom apartment benefits from a spacious layout and the added advantage of direct access to communal gardens.

The property enjoys a well-proportioned interior with ample natural light throughout. Additionally, residents will appreciate the convenience of allocated and visitor parking.

Ideally located within close proximity to Watford Junction mainline station, Watford town centre, and major transport links, this apartment offers superb accessibility, whether commuting to London or enjoying the local amenities.

With its prime location and direct garden access, this property presents a fantastic opportunity for those looking to make the most of this well-regarded development. Contact Proffitt & Holt today to arrange a viewing.

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Norbury Avenue

(The Reeds), Watford

The Reeds is situated within a walk of 10 minutes to Watford Junction station which provides a swift and frequent service into London Euston (18 mins) and within a similar walking distance is Watford town centre, which provides extensive shopping, transport, and entertainment facilities, including the Harlequin Watford Shopping & Leisure 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.

- One Bedroom
- Ground Floor Flat
- Close to Watford Junction Mainline Station
- Close to Watford Town Centre
- Gated Community
- Allocated and Guest Parking
- Double Glazing
- Direct Access to Communal Areas
- Built-in Wardrobes





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

Approx. 45.3 sq. metres (487.4 sq. feet)



Total area: approx. 45.3 sq. metres (487.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Proffitt & Holt – Watford

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