



Flat 29, 533 Whippendell Road

Watford, WD18 7QF

Offers In Excess Of £275,000

Nestled on Whippendell Road in the vibrant town of Watford near Cassiobury Park, this chain free exquisite top-floor 2 bed flat offers a perfect blend of modern living and convenience. Built in 2006, this purpose-built apartment is presented in very good condition, making it an ideal choice for first-time buyers or those downsizing.

The property features two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The flat also boasts a contemporary bathroom, designed with modern fixtures to enhance your daily routine.

One of the standout features of this apartment is the gated allocated parking, which is a rare find in such a desirable location. The property is chain-free, allowing for a smooth and hassle-free purchase process.

Situated conveniently near the Metropolitan Line station, residents will benefit from excellent transport links, making commuting to London and surrounding areas a breeze. This prime location also offers easy access to local amenities, including shops, a doctors surgery, restaurants, and parks, ensuring that everything you need is within reach.

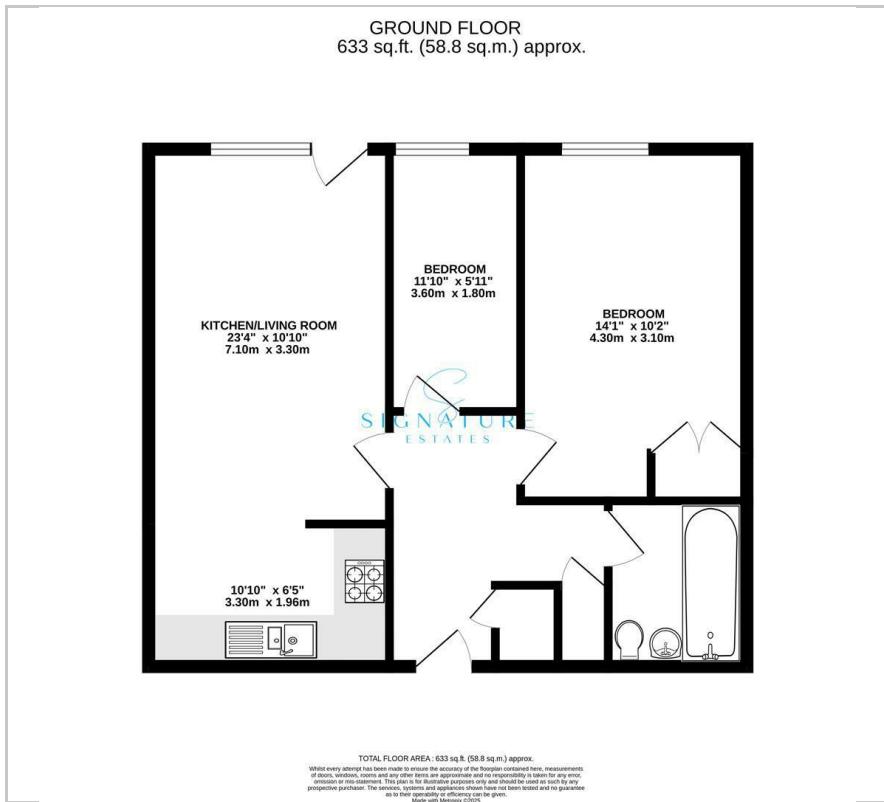
Viewing

Please contact our Watford Office on 01923224030 if you wish to arrange a viewing appointment for this property or require further information.

- ***Chain Free *** Ideal 1st Time Buy or Investor
- Top Floor 2 bed Apartment
- Very Good Condition Throughout
- Wood Floors
- Underfloor Gas Heating Throughout
- Modern Kitchen
- Bathroom With Power Shower
- Lift Access
- Walking To Met Line Station and Cassiobury Park
- Gated Undercroft Parkiing



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus)	A			Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B	81	81	(81-91)	B
(68-80)	C			(68-80)	C
(55-68)	D			(55-68)	D
(38-54)	E			(38-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales		England & Wales	



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