



Flat 30, Rembrandt House, 400 Whippendell Road, Watford, WD18 7PG
Guide price: £265,000 Leasehold

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About the property

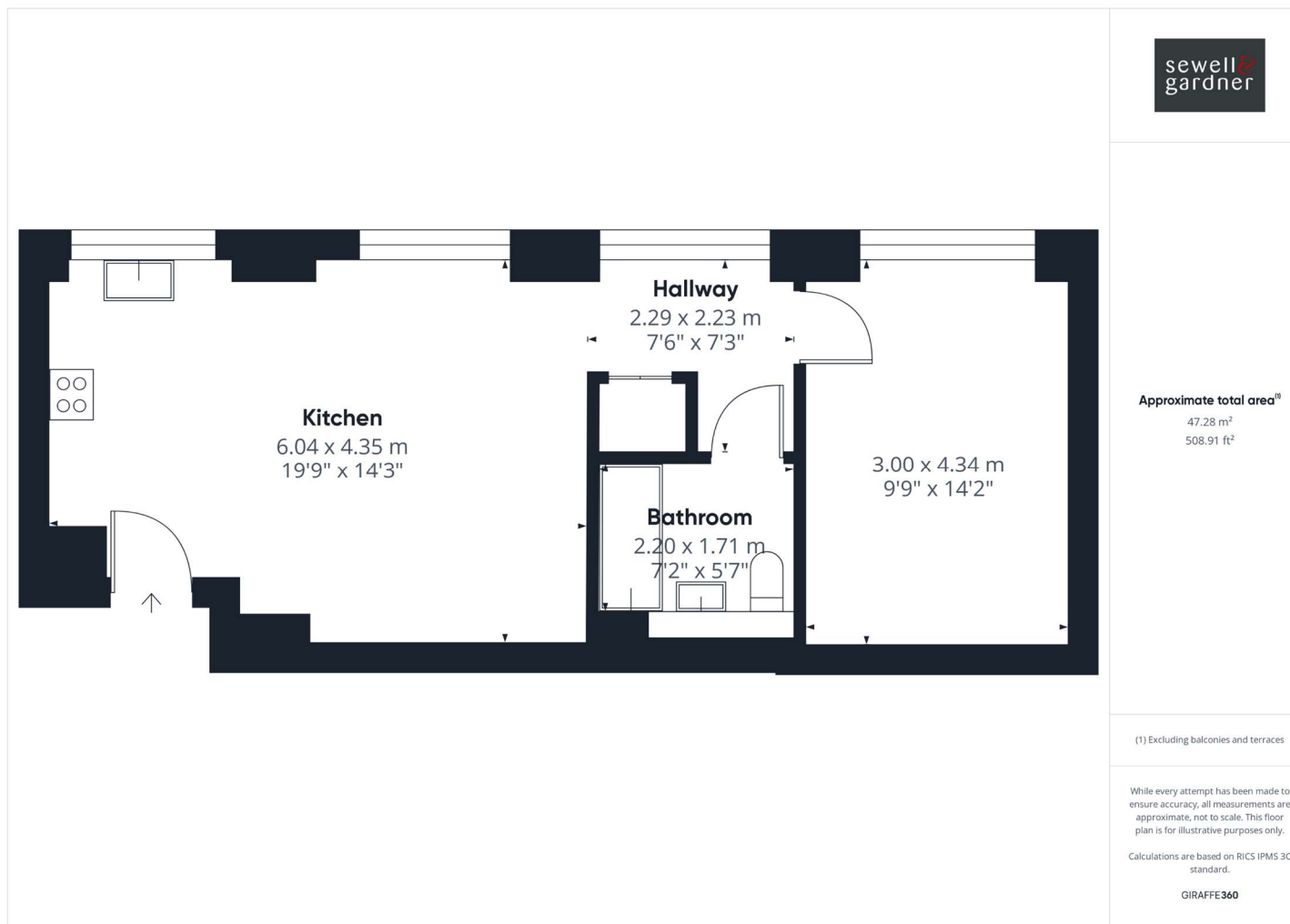
A well-presented 1 bedroom, second floor apartment situated in the Rembrandt House, a stunning Edwardian building carefully converted into apartments in 2017.

The property is offered to the market chain free and is presented in excellent condition throughout with beautifully high ceilings and large South facing windows and comprises modern fully fitted kitchen with Integrated oven, hob, extractor, microwave, fridge/freezer and dishwasher, open plan to living and dining area, utility cupboard housing the boiler and washer/dryer, double bedroom and fully tiled bathroom.

The property benefits from gated, underground parking and is perfectly situated close to local amenities and within 0.5 miles of Watford Metropolitan Line Station



- Chain free
- Second floor apartment
- Modern kitchen
- Allocated parking
- Open plan kitchen/living space
- Fully tiled bathroom



To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London combined with plenty of green space, Watford offers the best of both worlds.

Watford Town Centre has a variety of entertainment and retail options, including a big shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis, cricket and many leisure and health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, kids' attractions and a nature reserve.

Local Authority: Watford Borough Council

Approximate floor area: 508.91 sq ft

Tenure: Leasehold

Lease length: 117 years remaining

Service charge: £707 per annum

Ground rent: £250 per annum

Nearest Station: Watford Metropolitan Station, 0.7 miles

Distance to Town Centre: 1.7 miles to Rickmansworth

Nearest Motorway: 3.1 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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