



Basildon Close, Watford, Hertfordshire, WD18 8WL

Offers in excess of: £375,000 Leasehold

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# About the property

An exceptionally well-presented two double-bedroom top-floor apartment in a sought-after purpose-built development, offering stunning views over the canal in Croxley Green. With over 1,100 sq. ft. of beautifully maintained living space, this home is a must-see. The spacious entrance hall features two storage cupboards and leads to a modern fitted kitchen with a dining area. The bright and airy living room includes a charming window seat overlooking the canal. The principal bedroom benefits from fitted wardrobes, a built-in cupboard, and an ensuite shower room, while the second double bedroom has access to a Jack and Jill bathroom. The apartment has been meticulously maintained, featuring LVT flooring throughout the living areas and tiled floors in the bathrooms. A recently installed new boiler and double glazing add to the property's efficiency and comfort. Additional benefits include an allocated parking space and a single garage in a nearby block.



- Penthouse apartment
- 2 bathrooms

- Two double bedrooms
- Garage and allocated parking

- Beautiful condition throughout
- 0.5 mile walk to Croxley Station

## Second Floor

Approx. 106.4 sq. metres (1145.4 sq. feet)



To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



## Area Information

The Byewaters development is located between Croxley Green and Watford with the canal running parallel. It is a popular area to live, with Croxley Metropolitan Station being a short walk away and local shops close by. Rickmansworth and Watford town centres are just a 10 minute drive away, catering for your needs.

The Grand Union Canal gives you plenty of scenic walking routes around the area including Croxley Moors. There are good schools in the area including the newly built Croxley Danes School, Rickmansworth School and primary schools like Harvey Road and Little Green.

Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 1,145 sq ft

Tenure: Leasehold (approximately 98 years remaining)

Service charge: £3,900 per annum

Ground rent: £150 per annum

Nearest Station: 0.5 miles to Croxley station

Distance to Town Centre: 0.5 miles to Croxley Green

Nearest Motorway: 4.1 miles to M25



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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