



sewell
&
gardner

Clarendon Lofts, Clarendon Road, Watford, Hertfordshire, WD17 1BP
Offers in excess of £300,000 Leasehold

sewell
&
gardner

About the property

Offered to the market with no onward chain, this well presented two-bedroom, two-bathroom top floor apartment offers modern living in the vibrant heart of Watford Town Centre—an ideal opportunity for first-time buyers, professionals, or investors.

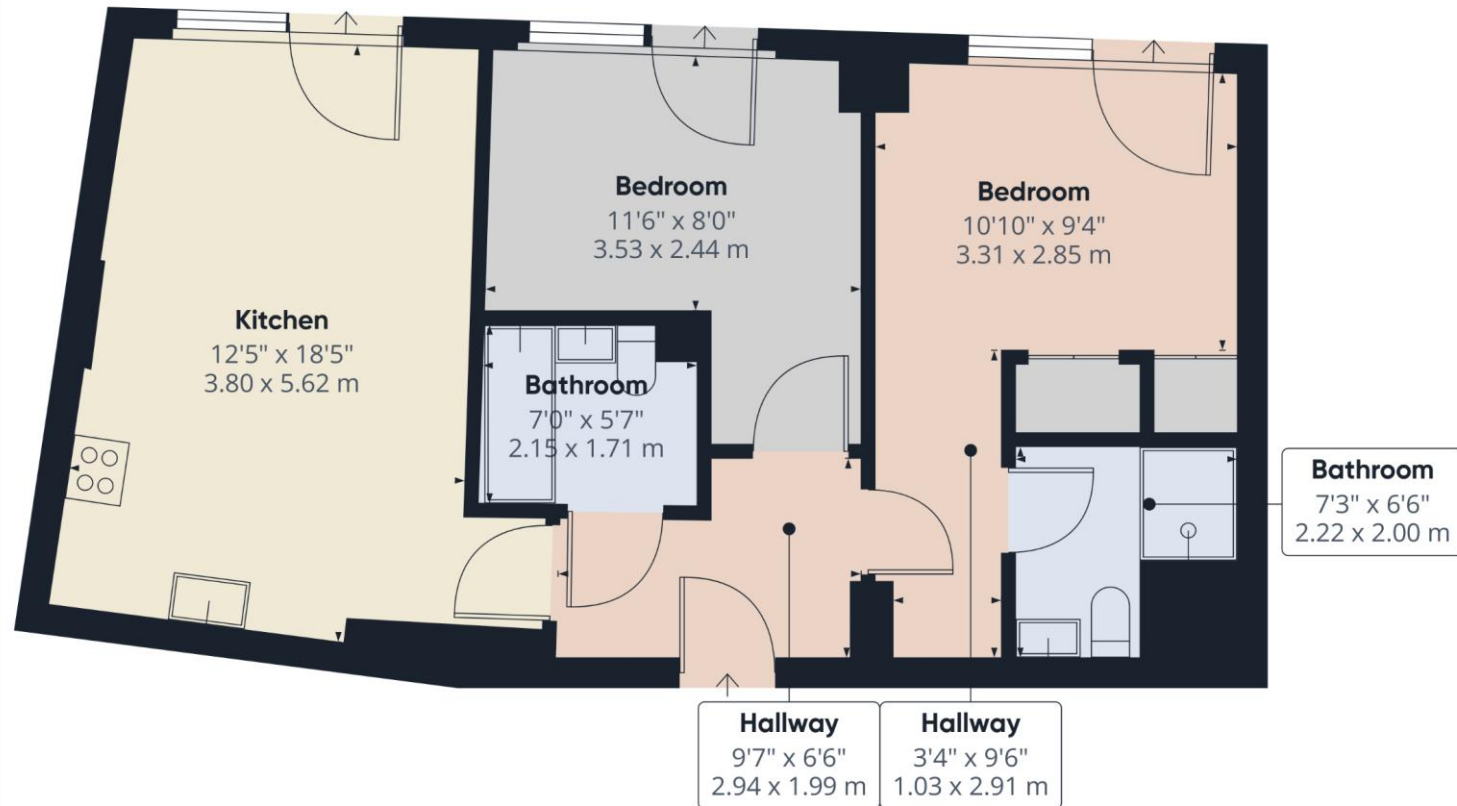
The property features a welcoming entrance hallway leading to a bright and spacious open-plan kitchen and living area, with doors opening onto a private balcony. The principal bedroom benefits from built-in wardrobes and a sleek en-suite shower room, while the second double bedroom is served by a contemporary family bathroom.

Located within a secure and well-maintained development, this apartment enjoys the convenience of town centre amenities, restaurants, transport links, and shopping just moments away.

Further benefits include two gated parking spaces—a rare and valuable feature for central Watford.



- Two bedroom apartment
- Top floor
- Chain free
- Two gated parking spaces
- Town centre location
- Walking distance to Watford Junction Station



Approximate total area^m
628 ft²
58.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

To view this property, contact us on-

T: 01923 776400 E: ricky@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford Town Centre has transformed, with the redevelopment of the Harlequin shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

Local Authority: Watford Borough Council

Council Tax: Band D

Approximate Floor Area: 628 sq ft

Current Service Charge: £3,418 per annum

Lease Length: 112 years remaining

Nearest Station: 0.4 miles to Watford Junction Station

Distance to Town Centre: 0.1 miles to Watford Town Centre

Nearest Motorway: 1.8 miles to Junction 5 of the M1



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, & Woodward Surveyors. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.

sewell &
gardner