



1 bed apartment to buy in WD18

Market Street, Watford, Hertfordshire,
WD18 0PR

£160,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 1 Bed Flat - Approx 430 Sqft
- ✓ Reserved, secured, and queue-free parking is available across the road (3-min walk) through CityPark Church (Exchange Road) at £2.50 per day with an annual pass.

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Description

Positioned right in the heart of Watford town centre, this well-presented one-bedroom first-floor apartment offers the perfect blend of comfort, convenience, and connectivity—ideal for first-time buyers, investors, or those looking to downsize.

Set above shops along Market Street, the property features a bright and spacious living area, complemented by a modern fitted kitchen and a contemporary bathroom. The layout makes excellent use of the space, creating a practical and low-maintenance home in a highly accessible location.

For commuters, the property couldn't be better placed, with Watford Junction railway station, Watford High Street railway station, and the London Underground nearby, providing fast and direct links into London and beyond.

An added benefit is access to secure, reserved parking available across the road at Exchange Road (via CitiPark at the Church car park), with annual passes offering excellent value—ideal for those needing regular parking in the town centre.

Surrounded by an array of shops, cafés, restaurants, and everyday amenities, this property truly embraces town centre living, making it a superb opportunity for buyers seeking lifestyle and convenience in equal measure.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 108

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £800.00

Price: Starting Bid £160,000

Property Type: Apartment

Parking: On Street

Year built: 1960

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

**MARKET STREET
WATFORD WD18**



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 430.12 SQ. FT / 39.96 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Market Street, Watford, Hertfordshire, WD18 0PR

Contact your local branch today for more information on this property:

235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>

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