



## Prestwick Road

Watford, Hertfordshire, WD19

**binks**  
estate agent



# {The Particulars

Prestwick Road  
Watford, Hertfordshire, WD19

**Guide Price: £305,000**  
Leasehold

 **1 Bedrooms**  
 **1 Bathrooms**  
 **1 Receptions**

## Features

- Top floor apartment
- Beautifully presented
- Modern development walking distance to amenities
- One double bedroom with double fitted wardrobes
- Open plan living with private balcony
- Contemporary kitchen with integrated appliances
- Bathroom
- Storage and utility cupboard
- Secure video entry phone system
- EPC: B | No Onward Chain

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## The Property

Beautifully presented top floor apartment in a secure modern development. Entrance hall with video Entryphone, storage cupboard and additional utility cupboard. Open plan living/kitchen/dining room with private glass enclosed balcony the kitchen area has a range of contemporary units and integrated appliances. One double bedroom with built-in wardrobes and a modern bathroom.

There are well maintained communal areas and a lift and stairs to all floors, the property also has access to a bike store.

The property is conveniently located moments from Carpenders Park Station and is also positioned with access to several local shops, a market on Saturdays and amenities as well as Watford Shopping centre only being a short drive away.

## Parking

Free weekend parking is available via Carpenders Park Station and on nearby roads. Visitor parking is also available to the front of the building, with up to one hour permitted.

## Location

Warneford House enjoys a convenient position on Prestwick Road, within easy walking distance of Carpenders Park railway station, providing quick and direct links into London Euston. This well-connected location also benefits from regular bus routes and access to nearby Watford and Bushey.

A variety of local shops, cafés, Saturday market and everyday amenities are close at hand, along with green spaces such as Oxhey Park and Attenborough Fields for those who enjoy the outdoors.

The area has a strong sense of community and is ideal for professionals or first-time buyers seeking a well-placed home with excellent transport connections.

## Costs and Lease

**Leasehold:** 242 years remaining  
Service charge: £65.61 PCM (June 2025 – February 2026)  
Ground Rent: £0

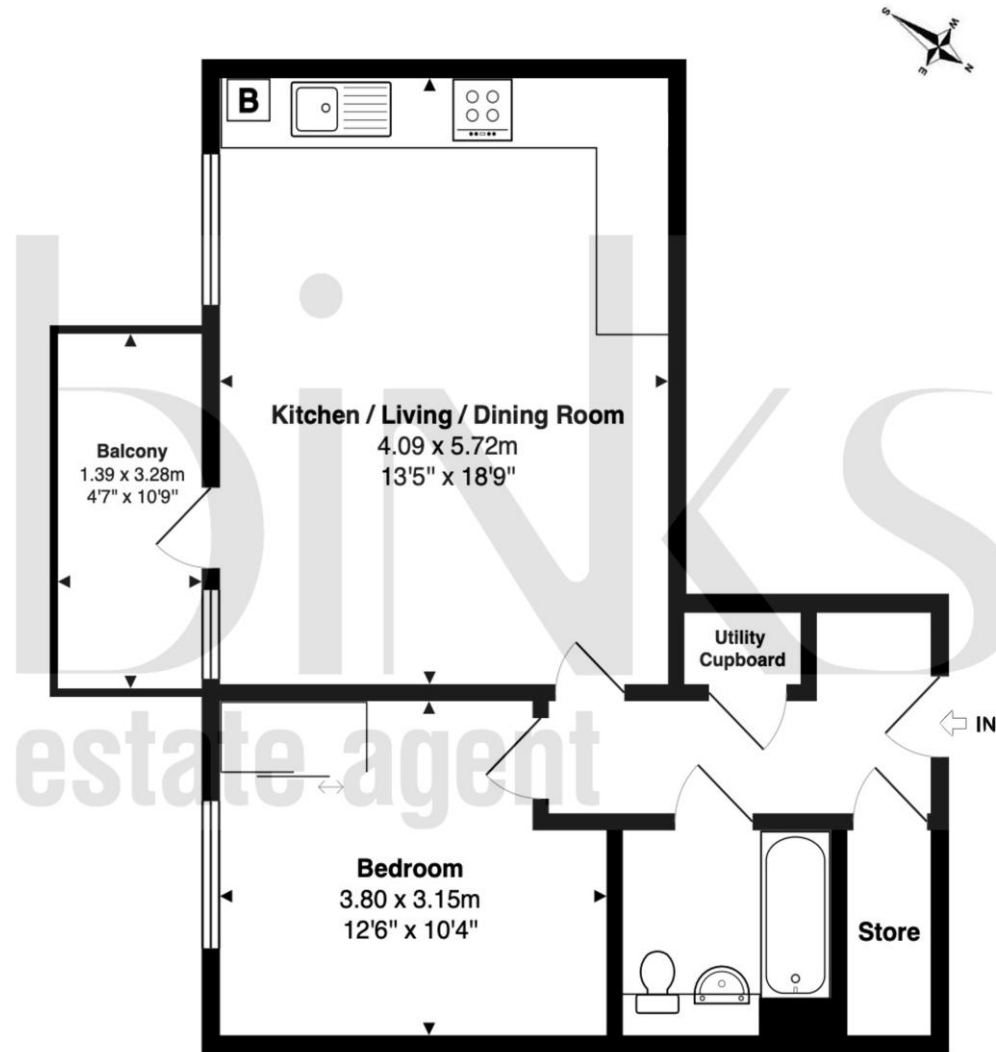
**Council Tax** - Three Rivers District Council:  
Band B - £1,776.03 (2025-2026)

{ Modern top floor apartment which is immaculately presented throughout and located in walking distance to local amenities. The property has one double bedroom, open plan living/kitchen/dining room with a private balcony, contemporary bathroom and utility cupboard. The development has well maintained communal areas, bike store and a lift to all floors.  
**NO ONWARD CHAIN.**

# Warneford House, Prestwick Road, Watford, Hertfordshire, WD19 7FA

Approx. Gross Internal Area

50 Sq M – 539 Sq Ft excluding balcony



## For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

