



Stylish three bedroom apartment with balcony

5 The Heights, 13 Eastbury Road, Watford, Hertfordshire, WD19 4PU

Leasehold



Three bedrooms • Two bathrooms • Balcony • Quality kitchen • Gated parking • Superb decorative order

Local information

Eastbury Road comprises an interesting mix of old and newer houses and the picturesque Oxhey Park. Watford offers both state and private schooling for all ages. Moor Park Golf club is within easy reach, also David Lloyd Sports club and Watford town centre with its excellent selection of shops, including the Intu Shopping Centre. Bushey Village is nearby and provides a great selection of restaurants, pubs, shops, and amenities.

About this property

Situated within 0.3 miles (approx) of Bushey station, Eastbury Heights, built in 2014, is perfect for those wishing to commute. The property has a high specification with Amtico Spacia oak flooring, kitchen by Urban Myth with Smeg appliances, Saneaux white bathroom fixtures, white oak finish internal doors with Serrozetta chrome ironmongery and a B rating energy performance, aided by energy efficient Potterton Promax gas boiler and extra thick cavity wall insulation.

The apartment is located on the first floor and is served by both passenger lift and stylish communal hallway/staircase. The reception hallway has security entry phone and two cupboards housing the hot water cylinder. The living room has a window and double doors to the front leading to a private balcony, which offers views across Eastbury Road and to the park beyond. The kitchen is open plan

and fitted with white and anthracite high gloss units with composite work surfaces and fitted with Smeg halogen hob, extractor, oven and microwave, fitted fridge/freezer, dishwasher and washer/drier.

The master bedroom has fitted wardrobes, window to rear aspect and en suite shower room. Bedroom two and three face the front of the property and both enjoy views over the park. The family bathroom has a white suite and is fully tiled.

The parking for the apartment is allocated to the rear with gated access for security. There is also a secure cycle store and landscaped communal gardens.

Tenure

Leasehold

Local Authority

Watford Borough Council

EPC rating = B

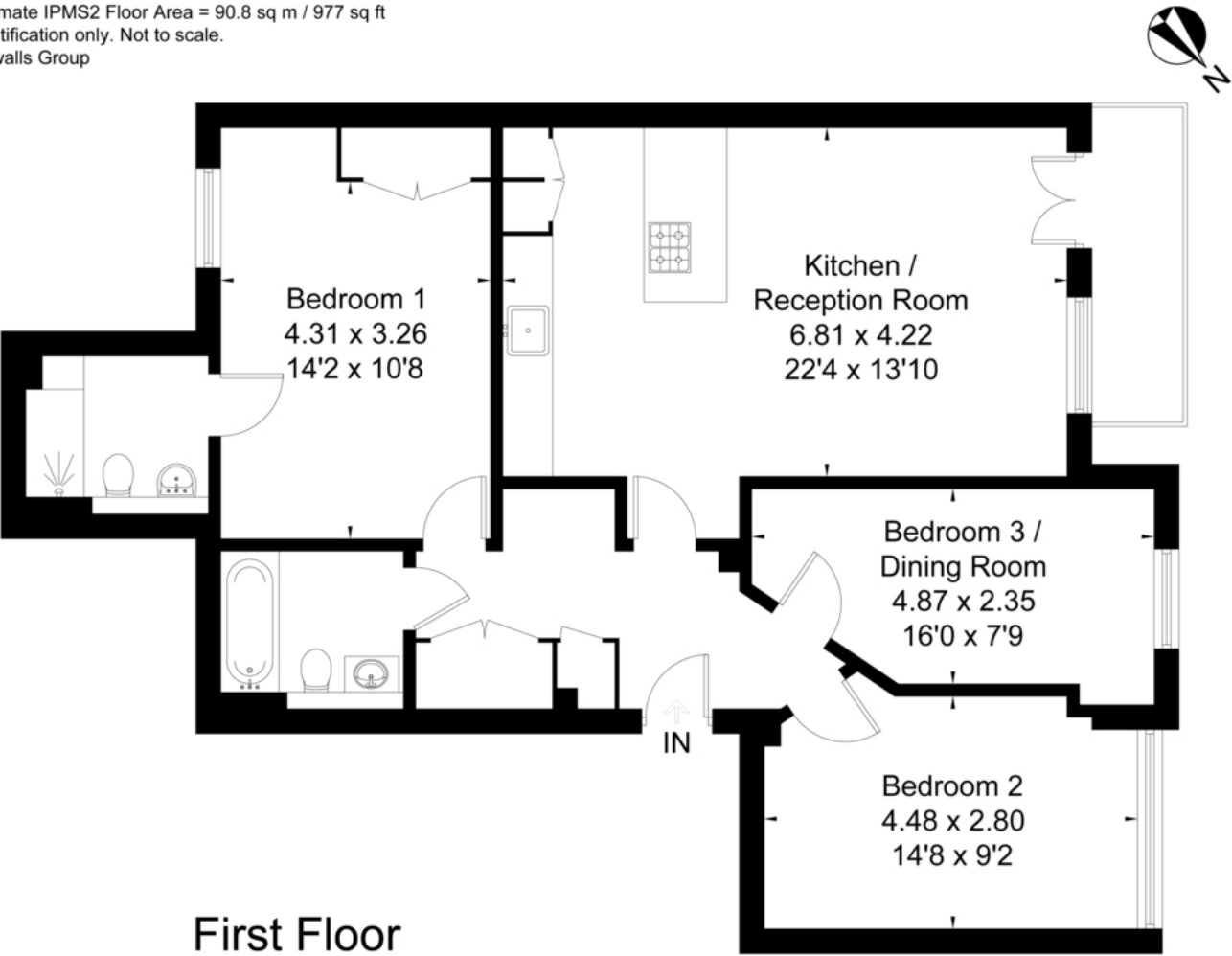
Viewing

Strictly by appointment with Savills





Approximate IPMS2 Floor Area = 90.8 sq m / 977 sq ft
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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