



**Springwell Apartments, Colnebank Drive, Watford, WD18 0LE**

**welcome to**

**Springwell Apartments Colnebank Drive, Watford**

Discover this charming 2-bedroom, second-floor apartment on Colnebank Drive, featuring a lovely large balcony, an allocated parking space in a secure gated car park and in excellent condition - call us today to schedule your viewing!





**Entrance**

13' 7" x 11' 2" ( 4.14m x 3.40m )

**Lounge/Kitchen**

25' 3" x 13' 1" ( 7.70m x 3.99m )

**Bedroom 1**

13' 1" x 10' ( 3.99m x 3.05m )

**En Suite**

7' 2" x 5' 7" ( 2.18m x 1.70m )

**Bedroom 2**

11' 5" x 9' 5" ( 3.48m x 2.87m )

**Bathroom**

7' 2" x 6' 4" ( 2.18m x 1.93m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## welcome to Springwell Apartments Colnebank Drive, Watford

- 2-Bedroom Second Floor Flat
- Large Balcony
- 1 Allocated Parking Space In Gated Car Park
- Lift
- 0.8 Miles To Watford High Street Station

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £400,000



*Welcome to this delightful 2-bedroom, second-floor apartment on Colnebank Drive. The inviting lounge/kitchen opens onto a charming sizeable balcony, perfect for relaxation. The apartment boasts a convenient utility cupboard, a spacious main bedroom complete with fitted wardrobes and an en suite, a second cozy bedroom also with fitted wardrobes, and a modern bathroom. With an allocated parking space in a gated car park, a lift in the building, and luxurious amenities including a concierge and a residents' gym, this home offers both comfort and convenience. Ideally located just 0.8 miles from Watford High Street Station, it provides easy access to local shops, schools, bus stops, and other amenities, as well as major road links such as the M1, M25, and A41.*



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104249](https://www.brownandmerry.co.uk/Property/WAF104249)



Property Ref:  
WAF104249 - 0004

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