

LEASEHOLD



Apartment (EPC Rating: C)

WILMINGTON CLOSE, WATFORD,  
WD18 0FQ

£290,000

# 1 Bedroom Apartment located in Watford

Wilmington Close is a spacious one bedroom apartment with spacious bathroom and two balconies with communal garden ideally situated in the heart of Watford, offering modern living with excellent access to local amenities, transport links.

## Property Description:

Located within well-maintained residential development built in the last 15 years, is a well presented apartment providing a great convenience.

The open-plan living area is ideal for both relaxing and entertaining with two balconies. The kitchen is well-equipped, providing ample storage and integrated appliances.

The bedroom is spacious and light-filled, with room for wardrobes and furnishings. The spacious bathroom is finished to a good standard with modern fittings and a neutral design.

Location: Wilmington Close is centrally located just a short walk from Watford Town Centre, Watford Junction Station, and Watford High Street Station, offering fast and frequent connections into London Euston. The property is also within easy reach of the A41, M1, and M25 for road commuters.

Also in close proximity to local shops, cafes, restaurants, and Watford's INTU shopping centre, as well as parks and recreational spaces.

Secure entry system and lift access

Ideal for first-time buyers, professionals, or

investors

## Additional Information:

Council Tax: Watford Council band C

The vendor has provided us with this information and we have seen no documented evidence to support this.

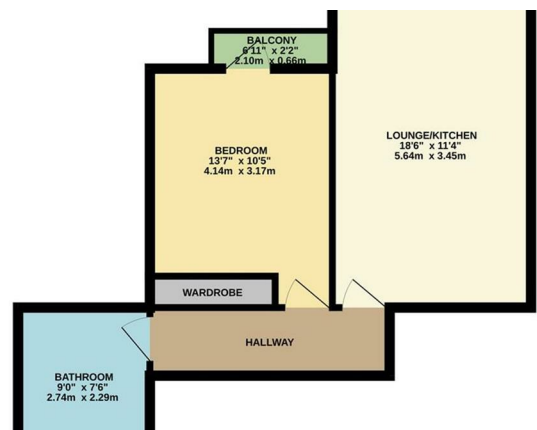
Service Charge: £976.24 Paid half yearly (£1952.48 per year)

Ground Rent: £455.23

Lease Length: We are awaiting these details from the seller and the property particulars will be updated shortly.

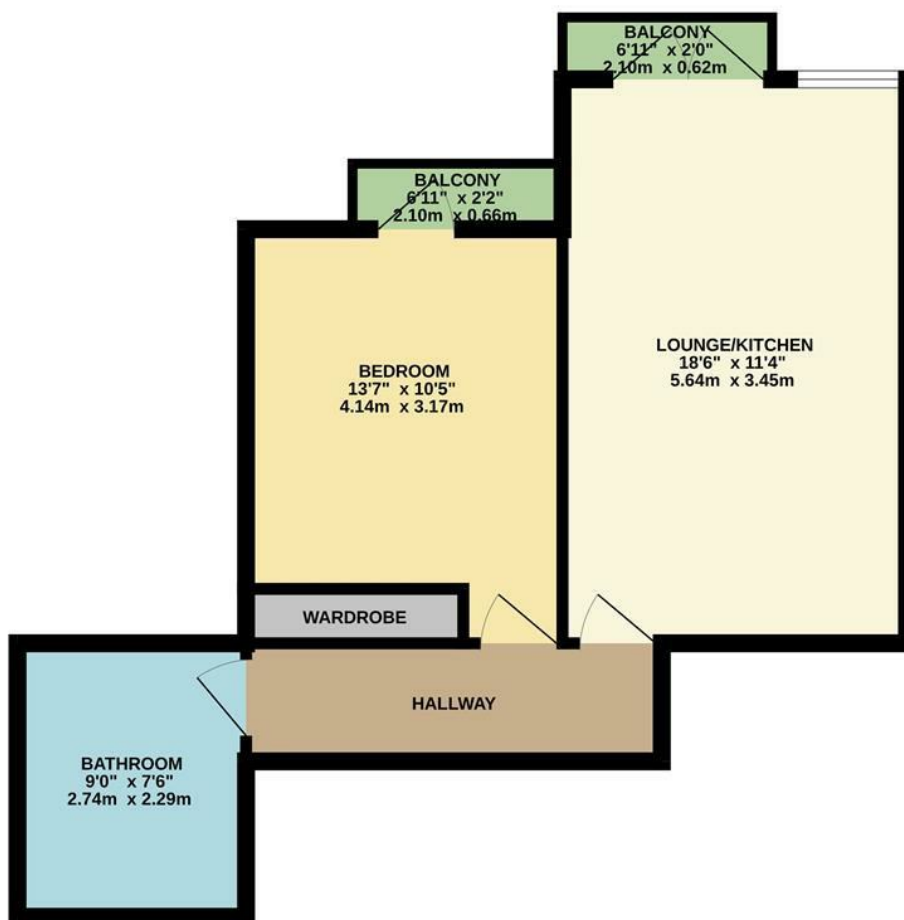
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WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



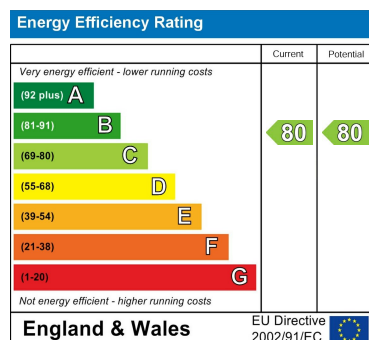
TOTAL FLOOR AREA: 471 sq.ft. (43.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

**C**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the