



Apartment (EPC Rating: B)

**COURT VIEW, WHIPPENDELL ROAD,
WATFORD, WD18 7LU**

Per Month

£1,600 Per

2 Bedroom Apartment located in Watford

This beautifully presented two-bedroom apartment is situated on the top floor of a quiet residential block in the heart of Watford, just minutes from the vibrant town centre. The property boasts two spacious double bedrooms, a well-sized living room open plan with the kitchen and a fully tiled bathroom. A private balcony offers a peaceful outdoor space ideal for relaxation.

Located just 0.7 miles from Watford General Hospital, the apartment is perfectly suited for NHS workers. Excellent transport links are close by, with Watford Met Station only 0.9 miles away. For leisure and outdoor activities, the stunning Cassiobury Park is just 0.6 miles from the property, offering a fantastic green space for children and families to enjoy.

This property is offered unfurnished and is available immediately. Parking for 1 car is available within this development.

Enter either through the communal entrance door or via the carpark with secure entry phone system. Private entrance door into the hallway with doors leading to the hallway, the kitchen with lounge/diner, the two bedrooms and the bathroom.

The kitchen is fitted with a range of white high gloss wall and base units, rolltop worksurfaces, stainless steel sink with drainer unit and mixer tap, integrated gas oven with inset gas hob and stainless steel extractor hood above, metro tiles to walls and inset ceiling lights. Space and plumbing for washing machine, integrated full size fridge freezer and fridge freezer. Underfloor heating.

Encompassing the dining area, ideal for socialising and entertaining guests then the bright and spacious lounge/diner which is tastefully decorated in neutral tones and wood flooring. The large doors lead out onto a balcony. Underfloor heating.

Both the bedrooms are doubles with wood flooring, pendant lighting, and storage. Underfloor heating.

The bathroom has a close-coupled WC, wash basin with vanity unit, an independent shower cubicle fitted with electric shower, tiled walls and flooring. Underfloor heating.

Wrap around balcony with attractive glass

balustrade.

There are two secure allocated car park space.

Service Charge from April 2025 is: £1,808.12 per year

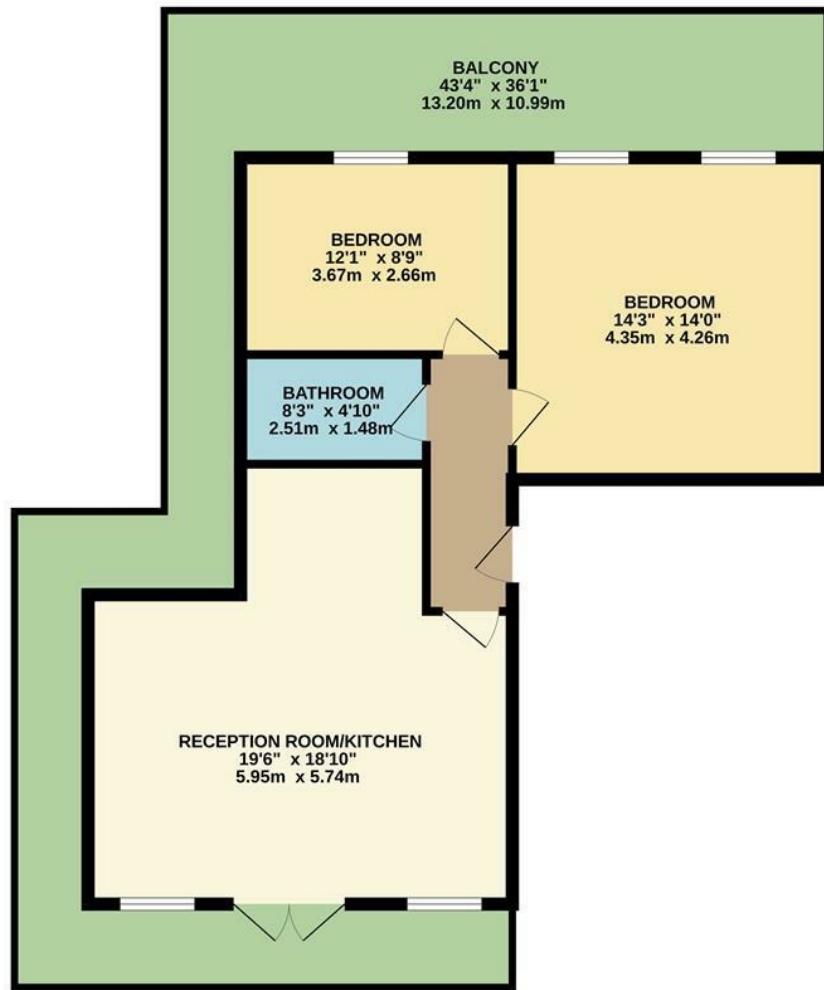
Ground Rent: £350 per year

Lease Term: 117 years remaining

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



GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.

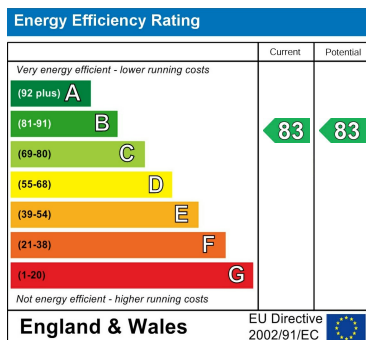


TOTAL FLOOR AREA: 691 sq.ft. (64.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

B

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