



Apartment (EPC Rating:)

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

Per Month

£1,600 Per

2 Bedroom Apartment located in Watford

Welcome to this splendid top-floor apartment located in the desirable Court View on Whippendell Road, Watford. This modern residence, built in 2014, offers a perfect blend of comfort and convenience, making it an ideal choice for both professional couples and families alike.

The apartment features two well-proportioned bedrooms, each designed to provide a peaceful retreat. With two bathrooms, including an en-suite, morning routines and evening unwinding are made effortless. The spacious reception room is perfect for entertaining guests or enjoying quiet evenings at home, and it seamlessly connects to a delightful balcony, offering a lovely outdoor space to relax and take in the views.

Situated within a secure gated development, this property ensures peace of mind while providing the added benefit of parking for one vehicle. The location is truly exceptional, as it lies in the heart of Watford, just a short ten-minute walk to the vibrant town centre. Here, you will find a variety of shops, restaurants, and leisure facilities to suit all tastes. Additionally, the apartment boasts quick access to Watford Junction, making commuting a breeze, and is conveniently close to Watford General Hospital.

This apartment is not just a home; it is a lifestyle choice that combines modern living with the convenience of urban amenities. Do not miss the opportunity to make this wonderful property your own.

An excellent two bedroom two bathroom apartment located in a private gated development, ideally situated close to Central Watford. Ideal for commuters, the property is within walking distance to Watford Junction Station and the town centre, and comes with the added benefit of access to two parking spaces.

Accommodation:

Upon entering the apartment, you are greeted by a spacious hallway with built-in storage and cloak cupboards, leading to both bedroom, bathroom, and a large open-plan lounge/kitchen diner.

The lounge diner is bright and airy, featuring double windows to the front aspect, which allow ample natural light to fill the space. The room is decorated in neutral tones, with coving to the ceiling and inset lighting, and has laminate flooring throughout.

The high-gloss fitted kitchen is well-equipped, offering a range of white wall and base units, roll-top work surfaces, a stainless-steel sink and drainer unit, and part-tiled splashback areas. Integrated appliances include an oven, inset gas hob with an extractor hood above, dishwasher, washing machine, and fridge freezer, making it a truly modern and functional space.

The contemporary white bathroom suite is finished to an exceptionally high standard with top-of-the-range fixtures and fittings. It features a panel-enclosed bath with a

wall-mounted shower and glass shower screen, a pedestal wash basin, WC, fully tiled walls, and a heated towel rail radiator. Additional amenities include a shaver point and spotlights.

Bedroom One is an impressive space of some 18ft. With dual aspect and leads to the ensuite shower-room.

Bedroom Two is again a great size with plenty of room for a double bed and storage.

Outside:

The outside area is accessed either by the secure communal doors or the secure electric opening gates. It is laid to predominantly parking with pathways, offering access to bike storage facilities. Two allocated parking spaces.

Additional Information:

Service Charge: £1,808.12 per year

Ground Rent: £350 per year

Lease Term: 117 years remaining

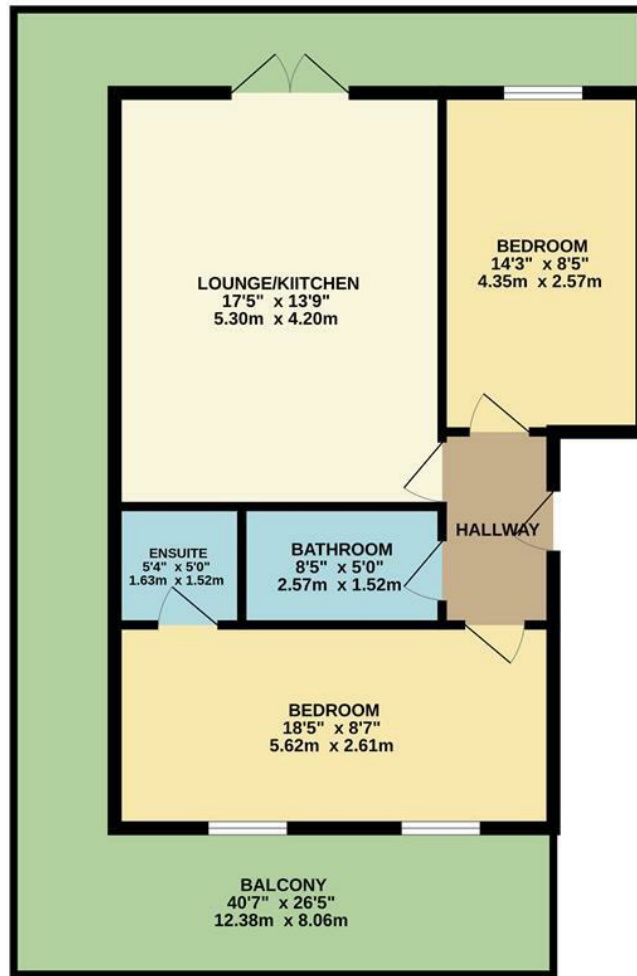
The vendor has provided us with this information and we have seen no documented evidence to support this.

An early viewing is highly recommended to fully appreciate this delightful apartment!



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

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.

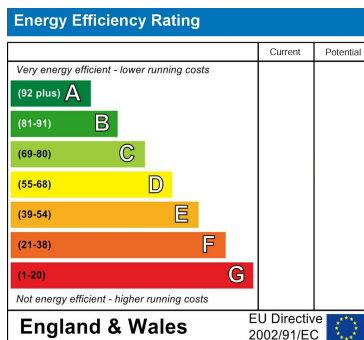


TOTAL FLOOR AREA : 624 sq.ft. (58.0 sq.m.) approx.

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

Energy Performance Graph



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