



Rockwell Court, The Gateway, Watford

In Excess of £200,000

proffitt
& holt





Rockwell Court

The Gateway, Watford



Offered to the market with no onward chain and a long lease, this one-bedroom apartment provides an excellent opportunity for first-time buyers, investors or those looking to downsize. Ideally situated in a sought-after location, the property is within easy reach of Watford General Hospital, the highly regarded Watford Boys Grammar School, and a wide range of local amenities and transport links.

The apartment features a bright and spacious open-plan living and dining area, creating a welcoming space for both relaxing and entertaining. The modern fitted kitchen offers ample storage and worktop space, while the generous double bedroom provides comfortable accommodation with room for additional furnishings. A contemporary bathroom completes the internal layout.

Further benefits include a private balcony, ideal for enjoying some outdoor space, together with a well-maintained communal development and the convenience of being close to Watford town centre, excellent shopping facilities, restaurants and leisure amenities.

With its superb location, well-proportioned accommodation and no upper chain, this attractive apartment represents a fantastic opportunity and an early viewing is highly recommended.



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West Watford is an area conveniently located for easy access to Watford Metropolitan Line station, highly regarded schooling and Watford Town Centre with its extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, numerous restaurants and Watford Junction mainline station and Watford High Street (London Overground) station. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of ten minutes.

- Purpose Built Apartment
- One Double Bedroom
- Open-Plan Sitting/Dining Room
- Bathroom
- Fitted Kitchen
- Allocated Parking
- Close to Watford Boys Grammar School
- Close to Watford Hospital
- Communal Gym
- No Upper Chain
- Long Lease - 976 years remaining



Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Service Charge: £2,370 PA

Ground Rent: £258 PA

Length of Lease: 976 years remaining

Services

Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





First Floor

ROCKWELL COURT, WD18

APPROX. GROSS INTERNAL FLOOR AREA 573.71 SQ FT / 53.30 SQ M

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Proffitt & Holt – Watford

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