LEASEHOLD







Apartment (EPC Rating: B)

RIVERWELL CLOSE, WATFORD, WD18 0GY

£350,000

WARREN ANTHONY

2 Bedroom Apartment located in Watford

** CHAIN FREE ** A stunning, nearly-new ground-floor apartment in the sought-after Riverwell development, offering a bright open-plan living space and an impressive wrap-around balcony. Two generous bedrooms with bathroom and an en-suite, plus allocated parking. Excellent local amenities and access to transport links.Watford town centre, Oxhey and Cassiobury park and the hospital are all within walking distance with fast rail links to London and Birmingham, appealing to commuters and local professionals alike. Long 242-year lease with low annual charges.

This stunning, nearly-new ground-floor apartment offers contemporary living in a prime Watford location, with excellent transport links to London and Birmingham, easy access to the town centre, green spaces, and Watford General Hospital. The property is presented in immaculate condition throughout. Ideally offered for sale CHAIN FREE.

Accommodation
All rooms are accessed from the central hallway.

Lounge/Diner/Kitchen – 22'10"×12'8"(6.96m×3.86m)
A bright, spacious open-plan living area with modern fitted kitchen and ample space for dining and relaxation. French doors lead directly onto the impressive wrap-around balcony, perfect for outdoor entertaining or quiet mornings with coffee.

Bedroom1 – 15'5"×9'3"(4.71m?×2.81m)
Generous double bedroom with built-in wardrobe and access to a stylish en-suite shower room.

En-Suite – 7'5"×5'3"(2.25m?×1.59m)
Beautifully finished with modern fittings, shower enclosure, vanity basin, and WC.

Bedroom2 – 11'7"×10'4"(3.54m×3.15m)
A comfortable second double bedroom, ideal for guests, children, or a home office.

Bathroom – 7'5"×7'5"(2.27m×2.25m)
Contemporary family bathroom featuring a full-size bath, basin, and WC.

Hallway & Storage
Welcoming entrance hall with convenient storage cupboard.

Balcony – 26'3"×14'8"(8.01m×4.46m)
A standout feature of this home — a large, wrap-around balcony offering excellent outdoor space and views over the surrounding area.

Additional Information

* Allocated parking space
* Excellent access to Watford town centre, hospital, and train lines to London & Birmingham.
* Service Charge 2026/2027 : £2,300 per annum
* Ground Rent: £300
* Lease Term: 242years remaining

Location

* Sought After Location on the Riverwell development
* Excellent Local Amenities - shops, cafés, leisure facilities all close by
* Strong Transport Links - easy access to major routes and stations
* Walking Distance To Key Areas - Watford Town Centre, Cassiobury & Oxhey Park and Watford General Hospital
* Fast Rail Connections - quick services into London via National Rail and the Metropolitan Line and to Birmingham, Milton Keynes plus Gatwick Express to the Airport
* Appealing To Commuters And Professionals - ideal for those walking locally or travelling regularly

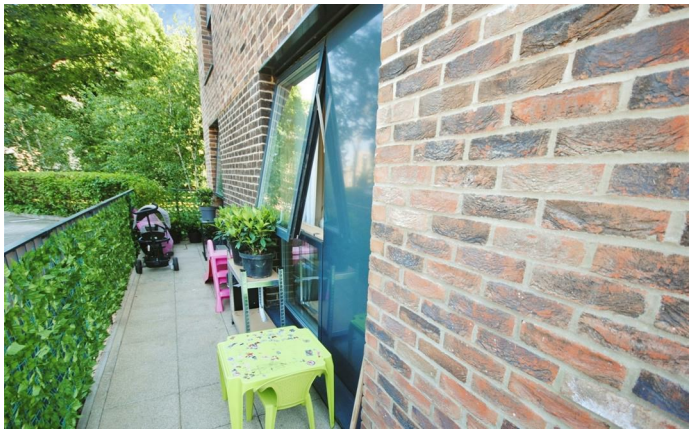
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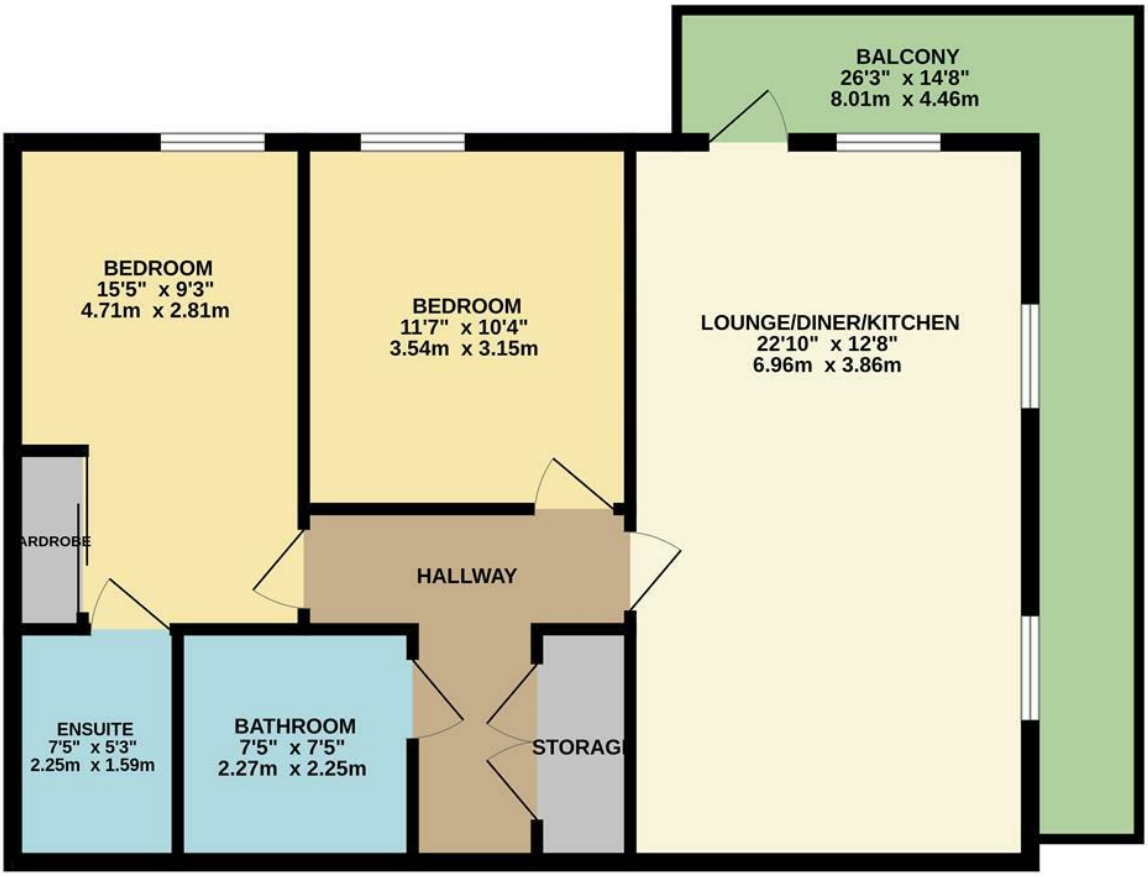








GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



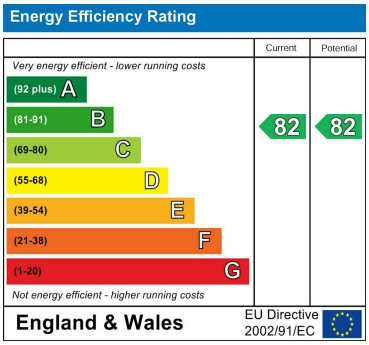
TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

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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