

LEASEHOLD



Apartment (EPC Rating: B)

**RIVERWELL CLOSE, WATFORD, WD18
0GY**

£360,000

2 Bedroom Apartment located in Watford

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 access to Watford town centre, green spaces, hospital and fast rail links to London and Birmingham. 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.

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.

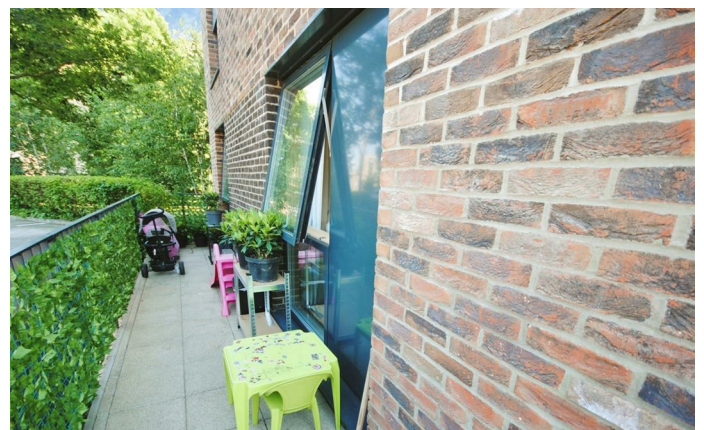
Balcony – 26'3"×14'8"(8.01m×4.46m)

A standout feature of this home — a large, wrap-around balcony offering excellent outdoor space and views over the surrounding area.

Additional Information

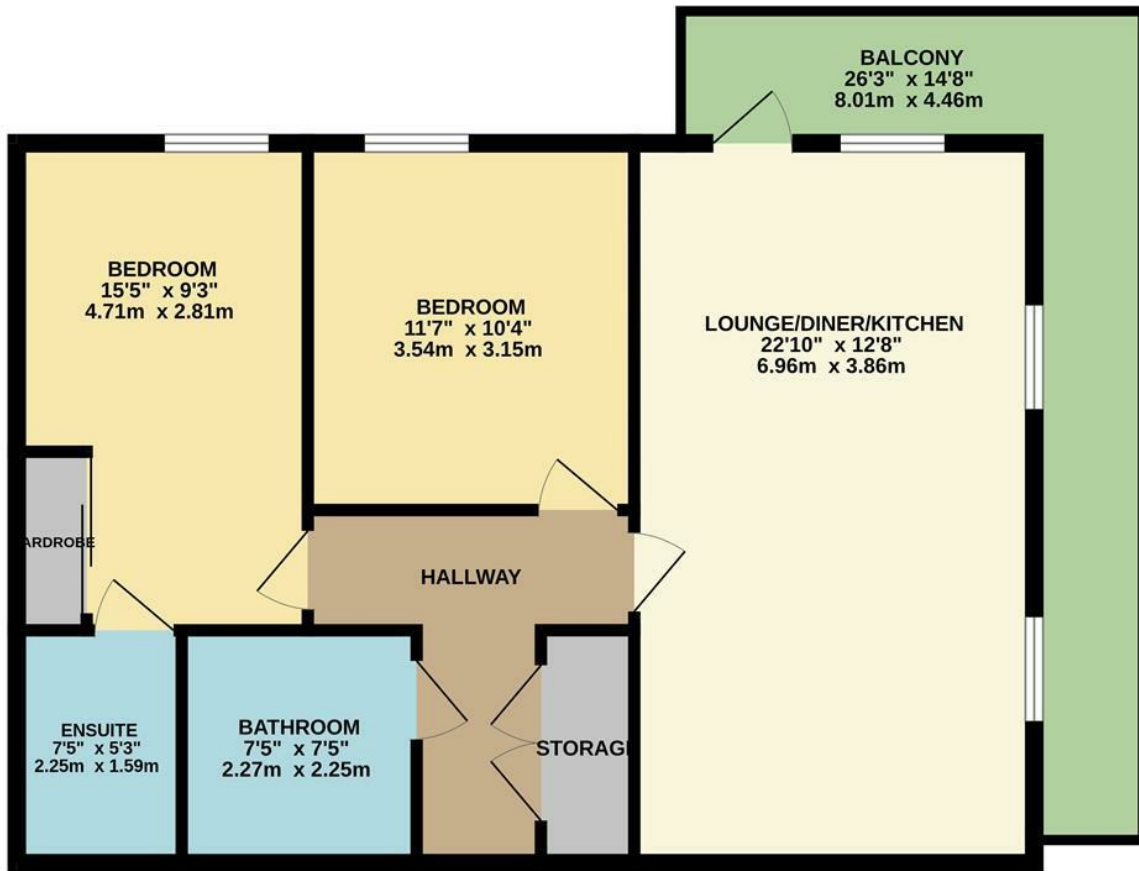
- * Allocated parking space
- * Excellent access to Watford town centre, hospital, and train lines to London & Birmingham.
- * Service Charge 2026/2027 : £2,300 per annum
- * Ground Rent: £300
- * Lease Term: 242years remaining

The vendor has provided us with this information and we have seen no documented evidence to support; on purchase these details must be verified by your solicitor.



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

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

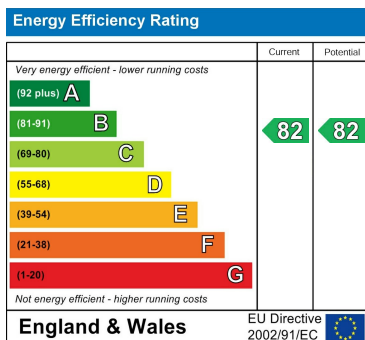


TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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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