Apartment (EPC Rating: C)

# CROWN RISE, WATFORD, WD25 0NL

## Per Month

# £1,250 Per

WARREN ANTHONY

# 2 Bedroom Apartment located in Watford

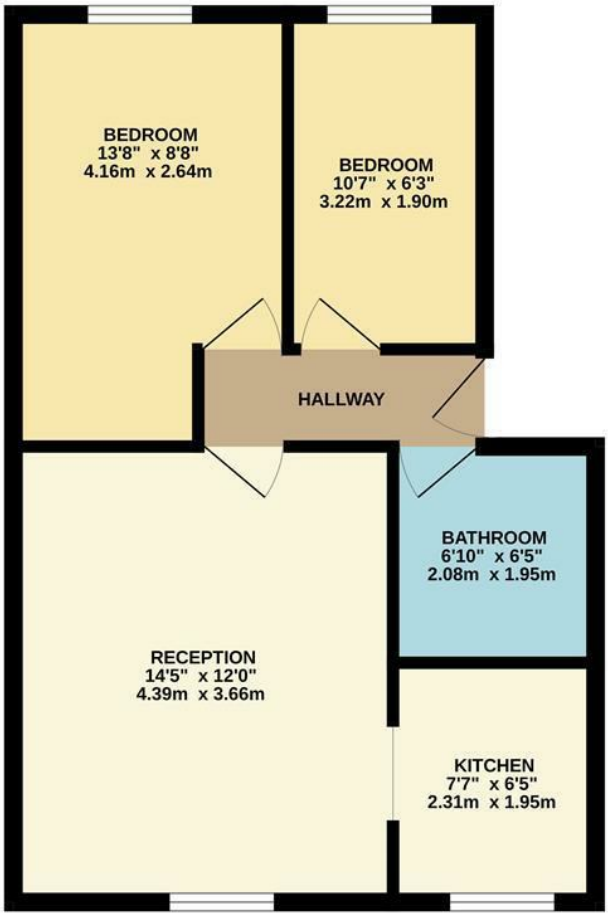
TWO BEDROOM FIRST FLOOR APARTMENT - QUICK ACCESS TO M25/A41 - 0.7 MILES TO ST MICHAELS CATHOLIC HIGH SCHOOL AND 1 MILE TO PARMITERS SCHOOL - AVAILABLE NOVEMBER

A beautifully presented, modern two-bedroom flat located on the first floor of a small, quiet block within a peaceful development. Although the property is situated just opposite the North Orbital dual carriageway, offering quick access to Watford and the A41, it benefits from excellent sound insulation and a calm, undisturbed atmosphere. The flat is ideally placed for convenience, with a wide choice of local dining options nearby including McDonald's, Harvester, and several other restaurants.

Perfect for families and professionals alike, the location offers easy access to top local schools such as Parmiter’s School (1 mile), St Michael’s Catholic High School (0.7 miles), and is just 0.6 miles from Garston Park for green open space. Garston train station is only 0.8 miles away, providing excellent transport links. For leisure, the Warner Bros. Studios and Harry Potter Tour London are around 1.5 miles away, as is the luxury Grove Hotel and Golf Resort.

The flat itself is offered unfurnished, fully electric, and features access to well-kept communal gardens. It also includes allocated parking for one car within the development. Stylish, bright, and beautifully maintained, this apartment offers a perfect blend of comfort, location, and convenience.

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.




TOTAL FLOOR AREA : 468 sq.ft. (43.5 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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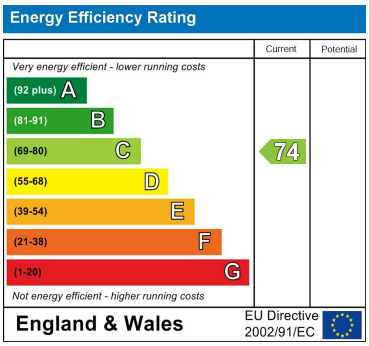
## Council Tax Band

C

## Energy Performance Graph

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