Apartment (EPC Rating: B)

# SPRINGWELL APARTMENTS, COLNEBANK DRIVE, WATFORD, WD18

# £290,000

WARREN ANTHONY

# 1 Bedroom Apartment located in Watford

Welcome to Springwell Apartments, an extremely well-regarded development near Watford General Hospital. This stylish one-bedroom apartment offers thoughtfully designed living space, finished to an extremely high standard, and offers convenient access to a range of on-site amenities.

**FULL DESCRIPTION**

Immaculately presented and ready to move into, this contemporary one-bedroom apartment located on the 9th floor offers stunning views and offers an exceptional opportunity for first-time buyers and investors alike. Set within a popular development in the heart of Watford with stylish interiors, great local amenities, and excellent transport links nearby, this is a property not to be missed.

Step inside to a welcoming and spacious hallway, complete with beautiful wooden flooring and a large storage cupboard, providing plenty of space for all your essentials and easy access to every room.

The generous reception room is filled with natural light thanks to a balcony that offers stunning countryside views — perfect for relaxing or entertaining. The wooden flooring continues here, complemented by stylish pendant lighting, plenty of power points, and two electric radiators, which are Bluetooth connected and can be operated manually or via the app, to keep you comfortable year-round.

Through the dining area, you'll find a bright and practical kitchen featuring a great selection of base and eye-level units, ample worktop space, and fully integrated appliances — ideal for whipping up your favourite meals.

The master bedroom offers a cosy retreat with lots of natural light and bespoke built-in wardrobes that provide excellent storage. Pendant lighting and luxurious soft carpet underfoot completes this peaceful space.

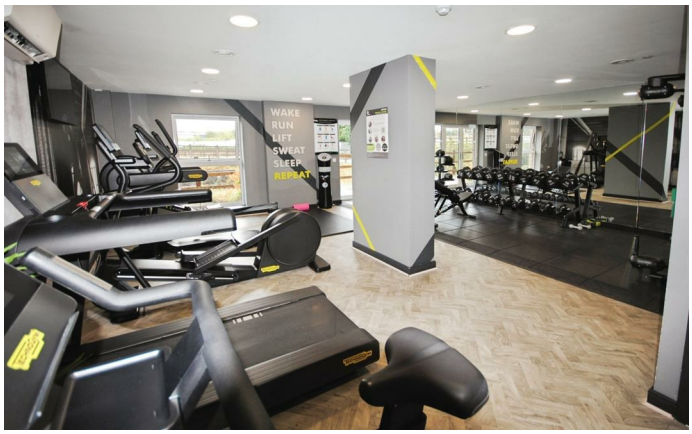
The bathroom is both elegant and functional, boasting oversized sandstone tiles on floors and walls, inset spotlights, a heated towel rail, a WC, vanity sink, and a bath with an overhead shower. There's also a handy recessed storage area.

Residents enjoy the convenience of a friendly concierge service available weekdays, lift access to all floors, plus access to the communal landscaped rooftop terrace and a fully functional Gym.

Car parking, residents have the opportunity to use the hospital car park at a fee of approximately £1,200 per annum (based on the 2025 figures). This is in the process of being renewed for another year and will be transferred to the new owner on completion.

Service Charge 2025/2026 : £1,400 per annum
Ground Rent: £zero
Lease Term: 995 years 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.


WAKE
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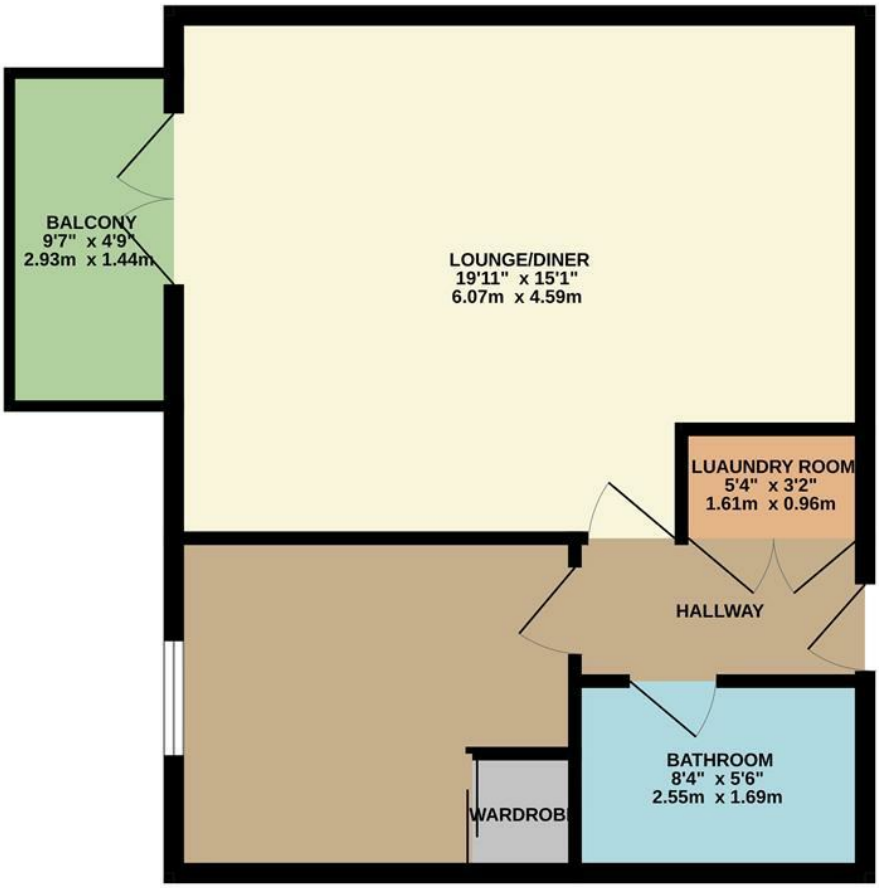
GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.




TOTAL FLOOR AREA : 493 sq.ft. (45.8 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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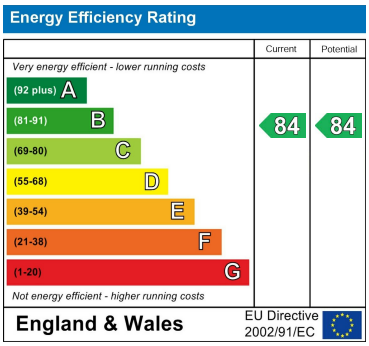
## Council Tax Band

B

## Energy Performance Graph




## Call us on

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**https://www.warrenanthony.co.uk**

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

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