

Apartment (EPC Rating: C)

**PRINTERS AVENUE, WATFORD, WD18
7HQ**
PCM

£1,700 PCM

2 Bedroom Apartment located in Watford

BRIGHT AND SPACIOUS TWO BEDROOM APARTMENT IN A LOVELY DEVELOPMENT OFFERING AN ON SITE GYM - BALCONY - ALLOCATED PARKING - AVAILABLE MAY 2026.

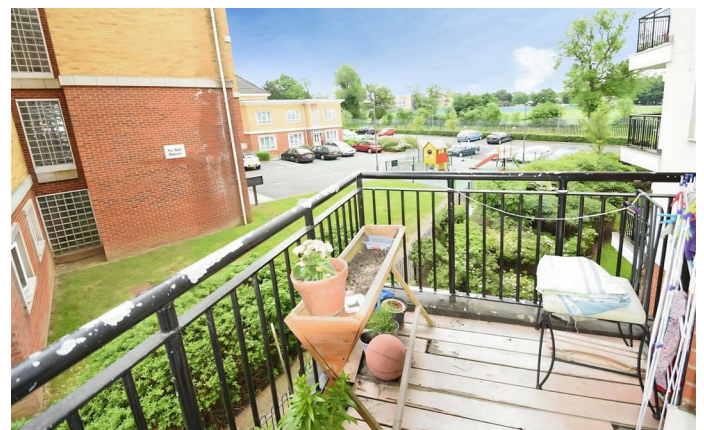
Ideally positioned in a highly sought-after location, this beautifully presented first-floor apartment offers both comfort and convenience. Perfectly suited for professionals and families alike, the property is just a short walk from Croxley Business Park, the Watford Metropolitan Line, Watford Boys Grammar School, and the stunning Cassiobury Park.

The apartment is easily accessible via both lift and stairs, opening into a welcoming hallway complete with a secure entry phone system, storage cupboard, and a modern family bathroom.

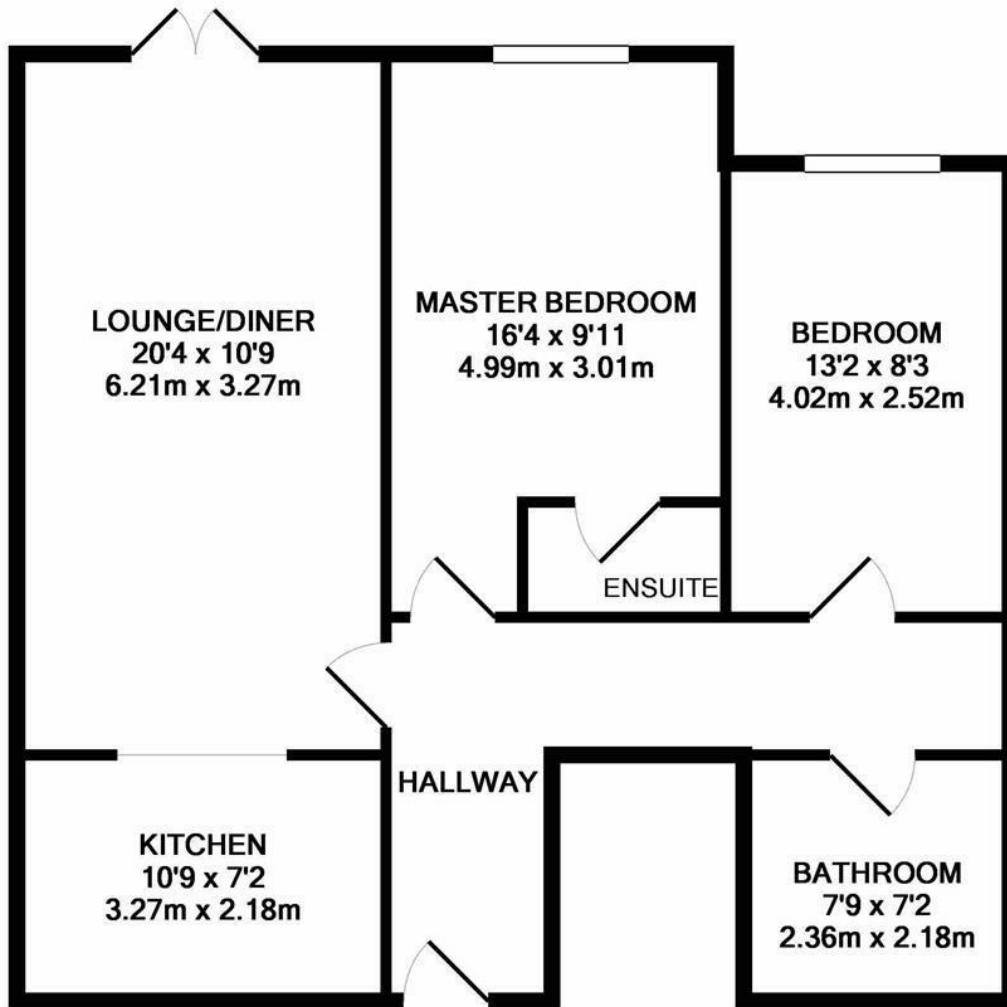
At the heart of the home is a generous open-plan living and kitchen area, designed for both relaxation and entertaining. The bright lounge features doors that lead onto a private balcony overlooking well-maintained communal grounds, creating a peaceful outdoor retreat. The contemporary kitchen is fully equipped with integrated appliances, including a fridge freezer, oven, halogen hob, and washing machine.

The property boasts two well-proportioned double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. Elegant wood flooring runs throughout most of the apartment, adding warmth and continuity, while one bedroom offers the comfort of carpeting.

Further highlights include allocated parking for one car and exclusive access to an on-site gym, enhancing the lifestyle appeal of this fantastic home.



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



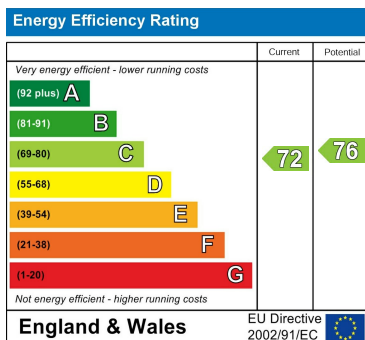
ROCKWELL COURT
TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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