LEASEHOLD







Apartment (EPC Rating: C)

COLNEBANK DRIVE, WATFORD, WD18 0LE

£290,000

WARREN ANTHONY

1 Bedroom Apartment located in Watford

A stunning 1-bed first-floor apartment in a modern development with lift, concierge and residents-only gym. Features a large open-plan living/dining space, modern fitted kitchen and a generously sized bedroom. Benefits from a lovely private terrace and zero ground rent, making it an ideal low-cost home or investment.

Springwell Apartments, Colnebank Drive, Watford, WD18 0LE

Key Features

* Stunning 1 bedroom apartment on the 1st floor
* Set within a modern new development with lift
* Concierge service
* Lovely private terrace
* Large open-plan reception room with dining space
* Generously sized bedroom
* Modern kitchen with fitted appliances
* Residents-only gym

Warren Anthony are delighted to market this larger than average one bedroom apartment located on the first floor of the sought-after Springwell Apartments development. Less than five years old, the property offers modern interiors throughout, a bright open-plan living space and direct access to a superb private outside terrace built to the highest specification.

The apartment forms part of a contemporary development with lift access, concierge service, underground parking and a residents-only gym - ideal for first-time buyers, professionals or investors seeking convenience and quality. Springwell Apartments is known for its genuinely friendly atmosphere. Residents enjoy great communication, with an active WhatsApp group where everyone looks out for one another - a real sense of community that makes living here feel welcoming and connected.

Inside, the property features a spacious open-plan reception room with dedicated dining area, a modern fitted kitchen with integrated appliances and a generously sized double bedroom. The private terrace provides a lovely outdoor space for relaxing or entertaining.

Room-by-Room Walk-Through

Entrance Hall
A welcoming hallway with utility/laundry area and storage cupboard, leading through to all principal rooms.

Living / Dining Room
A bright and spacious open-plan living area with large windows, offering ample room for both lounge and dining furniture.

Kitchen
Modern fitted kitchen with a range of wall and base units, integrated oven, hob and extractor, plus space for appliances.

Bedroom
A generously sized double bedroom with space for wardrobes and additional storage.

Bathroom
Contemporary three-piece suite comprising bath with shower over, WC and wash basin.

Private Terrace
A lovely outdoor space ideal for morning coffee, evening relaxation or container planting. This development also welcomes pets making this a very useful space.

Springwell Apartments enjoys a prime position on Colnebank Drive, moments from Watford’s fantastic amenities, shops, restaurants and transport links, including Watford General Hospital and Cassiobury Park.

Leasehold Information

Service Charge 2025/2026: £1495.15 per annum
Ground Rent: £0
Lease Term: Approx. 994 years remaining

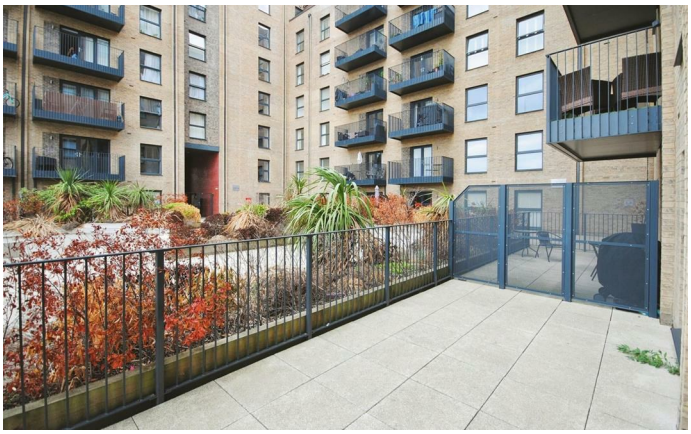
It is £1200 a year for a secure parking space in the multi-storey hospital car park which is 3mins walk to the building. Also, there is free road parking 5mins walk away from the building.

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



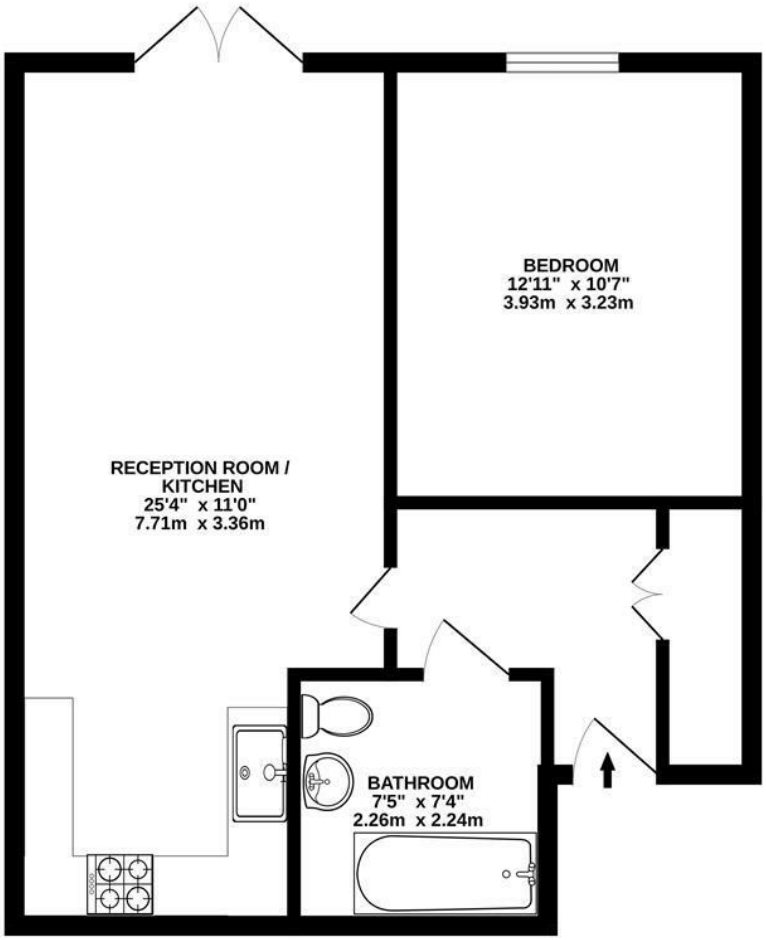








1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



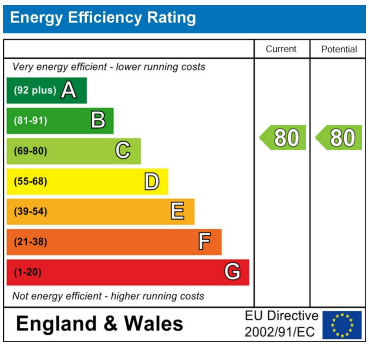
TOTAL FLOOR AREA : 520 sq.ft. (48.3 sq.m.) approx.

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

C

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