



Apartment (EPC Rating: B)

**EDISON COURT, FRANKLIN AVENUE,  
WATFORD, WD18 6AB**

PCM

**£1,350 PCM**

# 1 Bedroom Apartment located in Watford

MODERN ONE BED APARTMENT ON THE TOP FLOOR LOCATED WITHIN A GATED DEVELOPMENT - OFFERED PART/UNFURNISHED.

Set within a sought-after gated development in the highly desirable WD18 area, this beautifully presented one-bedroom top-floor apartment offers modern living in one of Watford's most convenient and well-connected locations. Perfect for professionals, hospital staff, and commuters alike, the property is just a short walk from Watford General Hospital, local shops, cafés, green spaces, and excellent transport links into London.

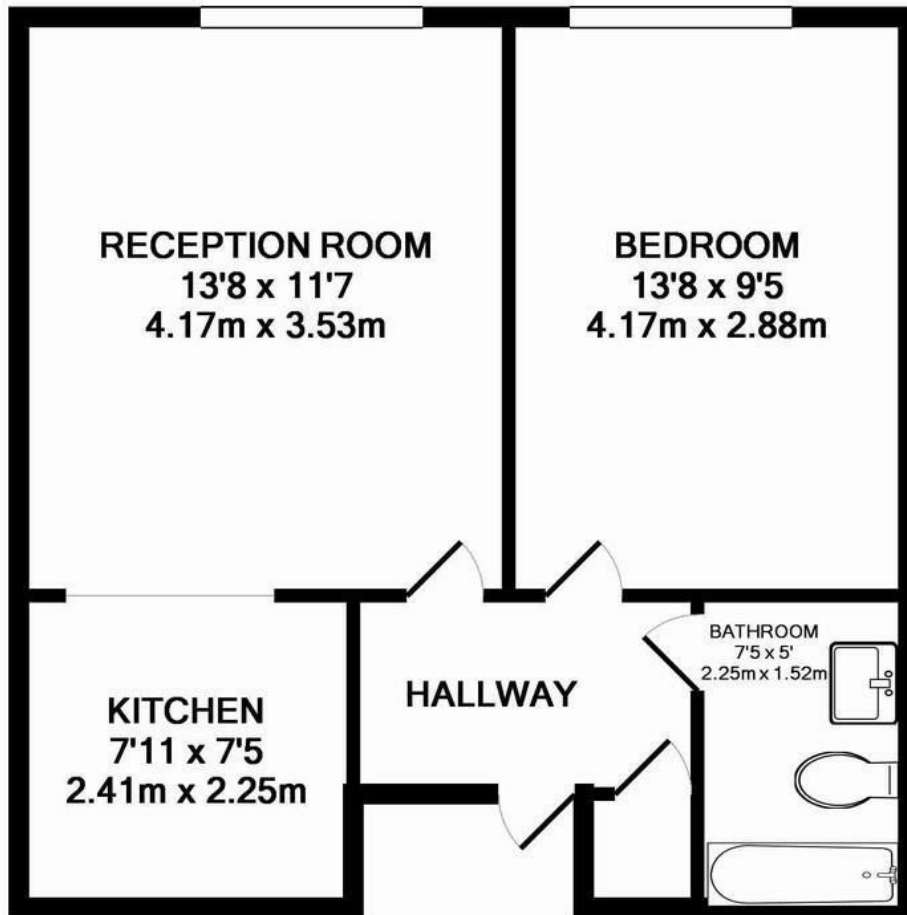
Bright, contemporary, and ready to move into from early June 2026, the apartment features a welcoming entrance hall with useful storage, a spacious open-plan kitchen/living area, generous double bedroom, and a recently refurbished luxury shower room finished to an exceptional modern standard.

The stylish kitchen comes fully equipped with a fridge/freezer, washing machine, cooker, and gas hob, while the living space is complemented by a quality L-shaped sofa and pleasant outlooks over the nearby allotments, creating a peaceful setting away from the bustle of town. The bedroom is equally well furnished, offering a comfortable and relaxing retreat.

Additional benefits include gas central heating, double glazing, permit parking, and the flexibility of being offered partially furnished or fully furnished to suit your needs.



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



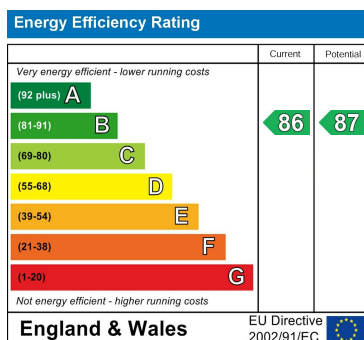
### EDDISON COURT

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

**B**

Energy Performance Graph



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