



Apartment (EPC Rating: E)

**ASTRA COURT, KING GEORGES  
AVENUE, WATFORD, WD18 7TA**  
PCM

**£1,000 PCM**

# 0 Bedroom Apartment located in Watford

FULLY REFURBISHED STUDIO APARTMENT WITH PARKING JUST 0.4 MILES TO WATFORD MET STATION AND 0.7 MILES TO WATFORD GENERAL HOSPITAL.

Nestled in a quiet development on King Georges Avenue, this fully refurbished ground floor studio apartment presents an exceptional opportunity for modern living. The property has been meticulously upgraded to a high standard, ensuring a comfortable and stylish environment for its residents.

With the convenience of residents permit parking, you will find it easy to come and go as you please. The location is particularly advantageous, being just 0.7 miles from Watford General Hospital, making it ideal for healthcare professionals or those seeking proximity to medical facilities. Additionally, the Watford Metropolitan Line station is a mere 0.4 miles away, providing excellent transport links for commuters and easy access to the vibrant offerings of London.

The property offers a good sized bedroom/living area, a seperate kitchen and a seperate bathroom. Additionally, there is a small wardrobe/storage area.

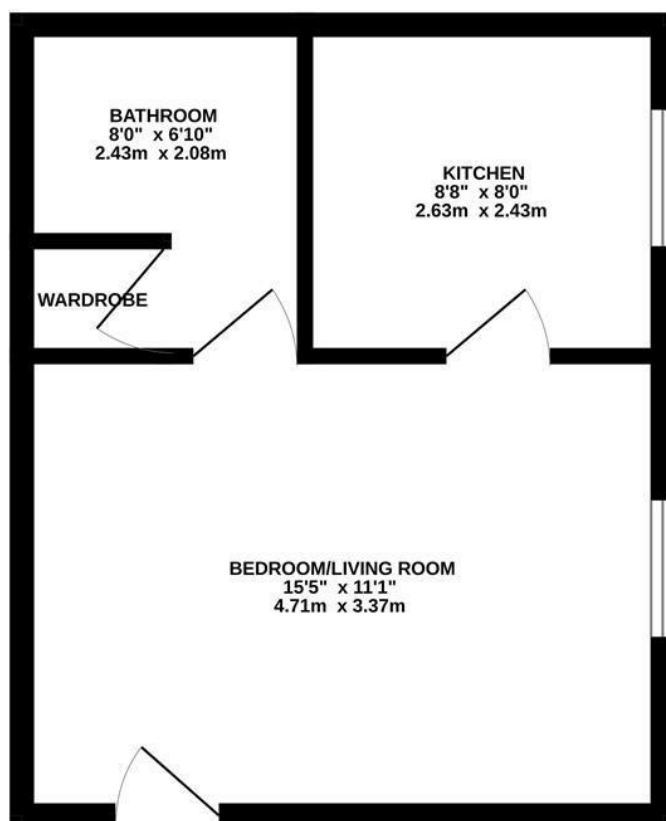
This apartment is fully electric, single glazed windows but very quiet location and is available immediately.

Do not miss the chance to make this beautifully refurbished studio your new home in a prime location.





GROUND FLOOR  
294 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 294 sq.ft. (27.4 sq.m.) approx.

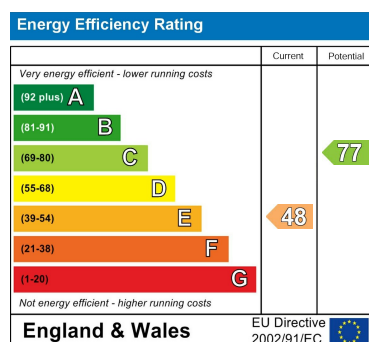
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

E

Energy Performance Graph



Call us on

01923 220 012

[enquiries@warrenanthony.co.uk](mailto:enquiries@warrenanthony.co.uk)

[www.warrenanthony.co.uk](http://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