



Apartment (EPC Rating: B)

**HANOVER COURT, 85-87 KING  
GEORGES AVENUE, WATFORD, WD18  
PCM**

**£1,200 PCM**

# 1 Bedroom Apartment located in Watford

ONE BEDROOM FIRST FLOOR APARTMENT IN QUIET DEVELOPMENT JUST 0.6 MILES TO WATFORD MET STATION AND 0.9 MILES TO WATFORD GENERAL HOSPITAL.

Tucked away from the main road on King Georges Avenue, this modern second-floor one-bedroom apartment offers a delightful living space, perfect for individuals or couples seeking comfort and convenience. Located just 0.6 miles from Watford Met Line Station, commuting to London and beyond is a breeze. Additionally, the property is a mere 0.9 miles from both Watford General Hospital and Watford Business Park, making it an ideal choice for professionals and healthcare workers alike.

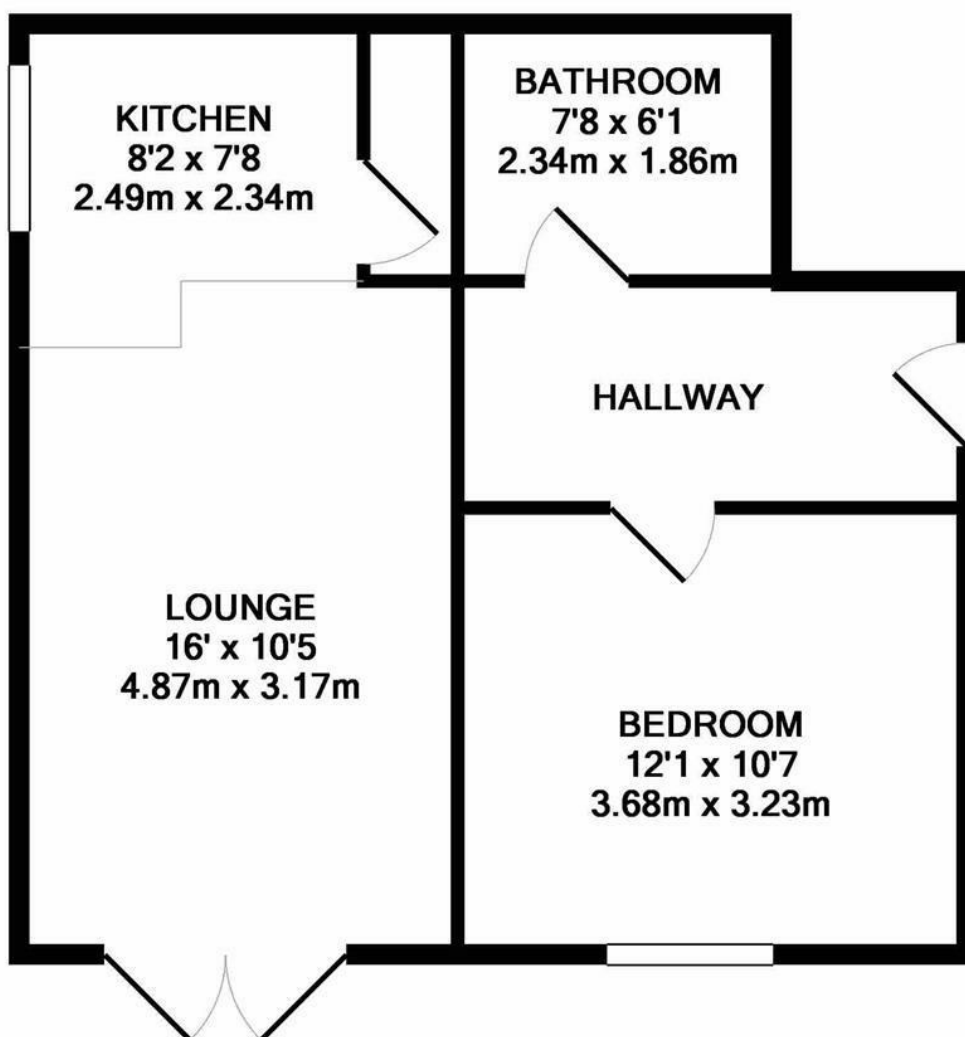
Upon entering the apartment, you are greeted by a welcoming hallway that leads to a spacious double bedroom, complete with fitted wardrobes, providing ample storage. The bathroom is well-appointed, ensuring a relaxing retreat after a long day. The heart of the home is the open-plan kitchen and living area, which is designed for modern living. This space is bright and airy, enhanced by doors that open onto a charming Juliette balcony, perfect for enjoying fresh air and natural light.

The kitchen is equipped with an integrated oven and washing machine, along with a free-standing fridge freezer, making it both functional and stylish. Residents will also appreciate the additional benefits of communal gardens, a bike store, and allocated parking for one car, ensuring convenience and ease of living.

This unfurnished apartment presents a fantastic opportunity to create a personalised living space in a sought-after location. With its modern features and proximity to local amenities, this property is not to be missed. Available now!





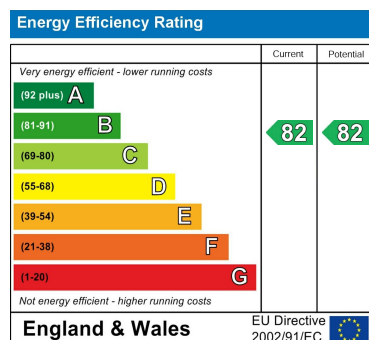


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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