



Apartment (EPC Rating: C)

LADYS CLOSE, WATFORD, WD18 0WA

PCM

£1,275 PCM

1 Bedroom Apartment located in Watford

ONE BEDROOM TOP FLOOR APARTMENT JUST 56 METRES TO WATFORD GIRLS GRAMMAR SCHOOL - IDEAL FOR ACCESS INTO THE HIGHLY RATED SCHOOL AS WELL AS NHS PROFESSIONALS BEING 0.5 MILES TO WATFORD GENERAL HOSPITAL - AVAILABLE DEC 2025.

This beautifully presented one-bedroom top floor apartment is situated within a secure, gated development in the heart of Watford. Offering a modern finish, allocated parking, and superb proximity to local amenities, the property perfectly combines comfort, convenience, and contemporary living.

The apartment features a spacious double bedroom filled with natural light, a modern fitted kitchen with integrated appliances, a stylish open-plan living and dining area, and a sleek bathroom suite. Residents benefit from secure gated access and an allocated parking space.

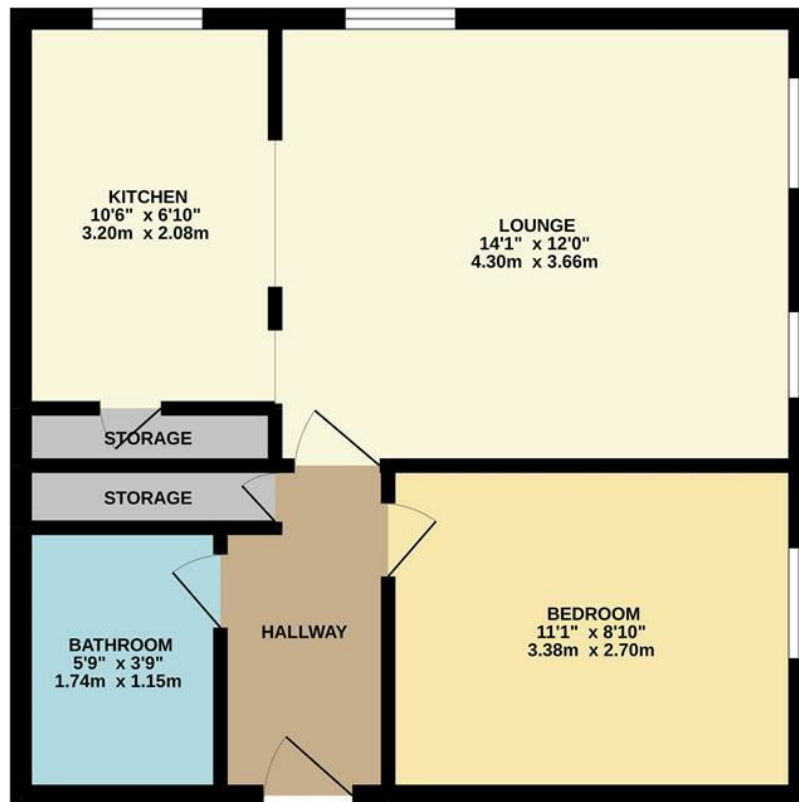
Located in an exceptional position, the property is just 0.2 miles from Watford High Street Station, 0.3 miles from Atria Watford Town Centre, and 0.5 miles from Watford General Hospital—making it particularly ideal for NHS professionals. Watford Junction Station is only 0.9 miles away, providing direct transport links into London Euston, while Cassiobury Park is 0.8 miles from the property, offering a beautiful green escape. Watford Metropolitan Station is just 1.1 miles away, and Watford Grammar School for Girls—one of England's most sought-after schools—is only 56 metres from the development.

This apartment offers an excellent opportunity for professionals seeking a high-quality home in a prime and well-connected Watford location.



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

GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.



ONE BED APARTMENT

TOTAL FLOOR AREA : 440 sq.ft (40.8 sq.m.) approx.

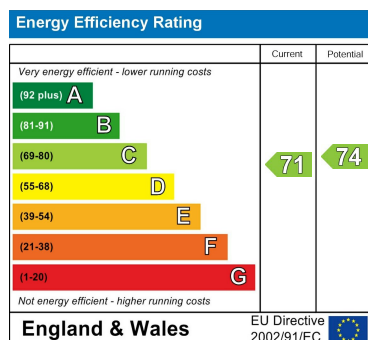
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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