

SHARE OF FREEHOLD



Apartment (EPC Rating: D)

**BOWLING COURT, MILDRED AVENUE,  
WATFORD, WD18 7EH**

**£255,000**

# 2 Bedroom Apartment located in Watford

Chain-free two-bedroom ground floor apartment with secure gated parking and visitor bays.

Only 271.9metres to Watford Boys Grammar and within walking distance to Cassiobury Park, Watford Town Centre, and excellent transport links. Bright, spacious living with modern kitchen, two bedrooms, and long lease, ideal for first-time buyers or investors.

Warren Anthony are delighted to offer to the market a chain-free two-bedroom ground floor apartment with secure gated parking within 271.9 metres to Watford Grammar School for Boys. Bright and well-proportioned this presents an excellent opportunity for first-time buyers, downsizers, or investors seeking both comfort and convenience.

The property features a bright, spacious lounge/diner, two generously sized bedrooms, a modern kitchen, and a bathroom, all thoughtfully designed for everyday living. One allocated parking space is included within the secure gated development, along with visitor bays for added convenience.

## Transport Links:

Watford Junction offers frequent direct services to London Euston in as little as 15 minutes  
Watford Metropolitan Line station  
Local bus services and easy access to the M1 and M25

Less than 271.9metres from Watford Boys' Grammar School, ideal for families

Cassiobury Park, Watford's 190-acre green space, is within walking distance, featuring playgrounds, paddling pools, woodland walks, cafés, and a miniature railway

Watford Town Centre is a short stroll away, anchored by the Harlequin Shopping Centre (formerly Atria), soon to relaunch with over 145 shops, restaurants, and leisure experiences

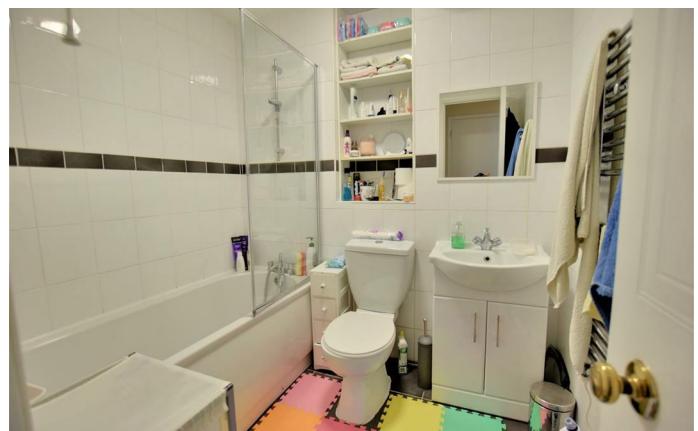
## Lease & Charges:

Long Lease: approximately 981 years remaining

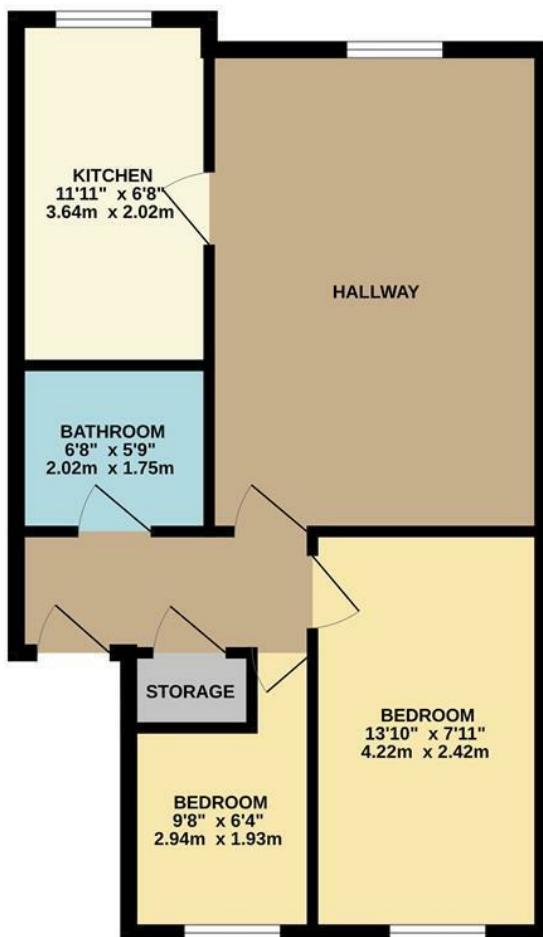
Service charge: circa £360 per quarter

Ground rent: £tbc

The vendor has provided this information, and prospective buyers should verify all details with their solicitor. Current images were taken when the property was previously vacant. The property is in need of some redecoration and new photos will be take when the current tenants move out in February 2026.



GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



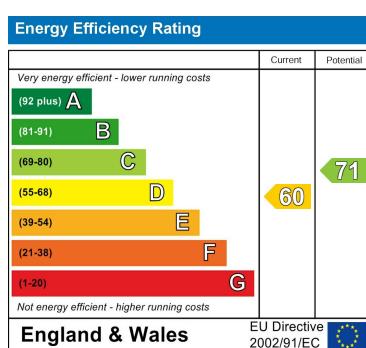
TOTAL FLOOR AREA: 522 sq.ft. (48.5 sq.m.) approx.

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

D

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