



Apartment (EPC Rating: D)

WHIPPENDELL ROAD, WATFORD,  
HERTFORDSHIRE, WD18 7LR

PCM

£1,800 PCM

# 3 Bedroom Apartment located in Hertfordshire

THREE BEDROOM MAISONETTE WITH IT'S OWN PRIVATE ENTRANCE AND PERMIT PARKING - 0.4 MILES TO WATFORD TOWN CENTRE - 0.5 MILES TO WATFORD HOSPITAL - 0.5 MILES TO BOYS GRAMMAR SCHOOL -0.3 MILES TO CASSIOBURY PARK - 0.7 MILES TO WATFORD MET STATION - FAMILIES ONLY OR SHARERS BUT NO MORE THAN 3.

Located on Whippendell Road, this recently built apartment offers a perfect blend of modern living and convenience with quick access to mainline stations, excellent schools and town centre.

The property has its own entrance from the ground floor with a hallway leading up to the first floor where you are greeted by a bright and airy reception room that serves as the heart of the home. Off the landing you will find a modern kitchen and a bathroom with stairs leading up to the second floor which offers three double bedrooms and a second bathroom. There is a huge amount of natural light flowing through this property including a skylight on the top floor.

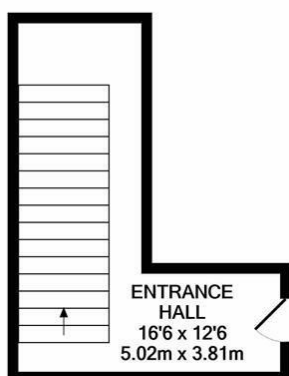
Situated just 0.4 miles from Watford Town Centre, residents will enjoy easy access to a variety of shops, restaurants, and leisure facilities. For families, the proximity to Watford Hospital and the esteemed Boys Grammar School, both within half a mile, adds to the convenience of this location. Nature enthusiasts will appreciate the nearby Cassiobury Park, located just 0.3 miles away, offering beautiful green spaces for relaxation and recreation.

Commuters will find the Watford Met Station a mere 0.7 miles from the property, providing excellent transport links to London and beyond. This first-floor apartment is not only modern and bright but also perfectly positioned to take advantage of all the amenities that Watford has to offer. Don't miss the opportunity to make this exceptional property your new home.

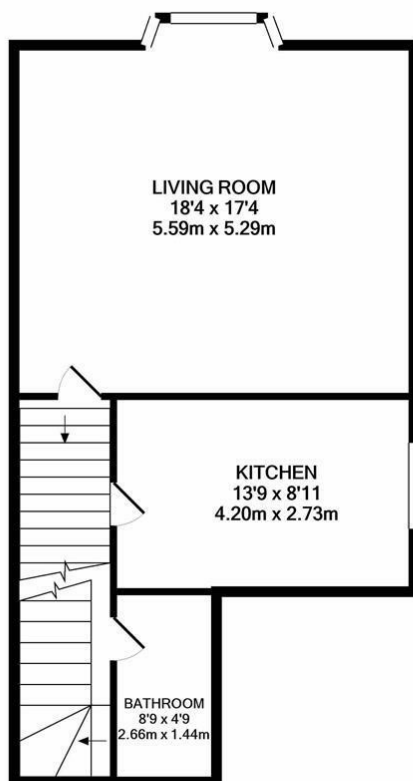


WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

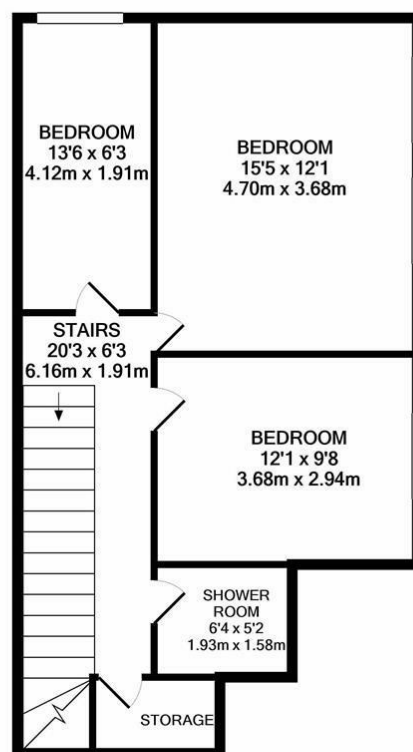




GROUND FLOOR  
APPROX. FLOOR  
AREA 133 SQ.FT.  
(12.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 548 SQ.FT.  
(50.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 557 SQ.FT.  
(51.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1238 SQ.FT. (115.0 SQ.M.)

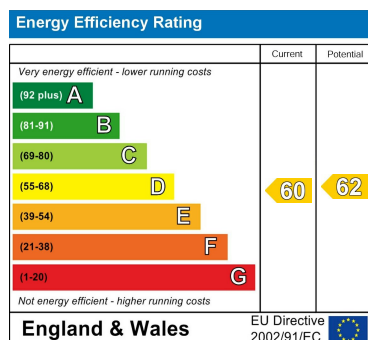
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

**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