



Apartment (EPC Rating: B)

**FRANKLIN AVENUE, WATFORD, WD18  
6AD**  
PCM

**£1,550 PCM**



# 2 Bedroom Apartment located in Watford

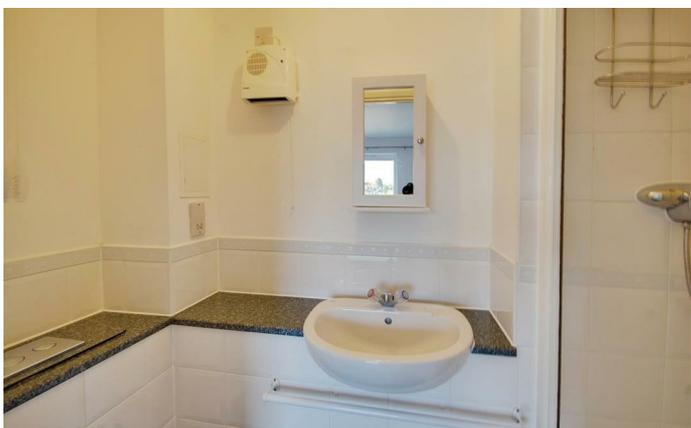
TWO BEDROOM TWO BATHROOM APARTMENT IN A GATED DEVELOPMENT JUST 0.5 MILES TO WATFORD GENERAL HOSPITAL AND VERY CLOSE TO LAURENCE HAINES PRIMARY SCHOOL.

Nestled in a desirable location just half a mile from Watford General Hospital and a short 0.6 miles from the vibrant Watford Town Centre, this spacious top-floor apartment offers a perfect blend of comfort and convenience. Boasting two well-proportioned bedrooms and two modern bathrooms, this property is ideal for professionals, couples, or small families seeking a stylish living space.

The apartment is situated within a secure gated development, ensuring peace of mind for residents. With allocated parking for one vehicle, you will find it easy to come and go as you please. The second-floor position of the apartment provides a sense of privacy and tranquility, although it is important to note that there is no lift access.

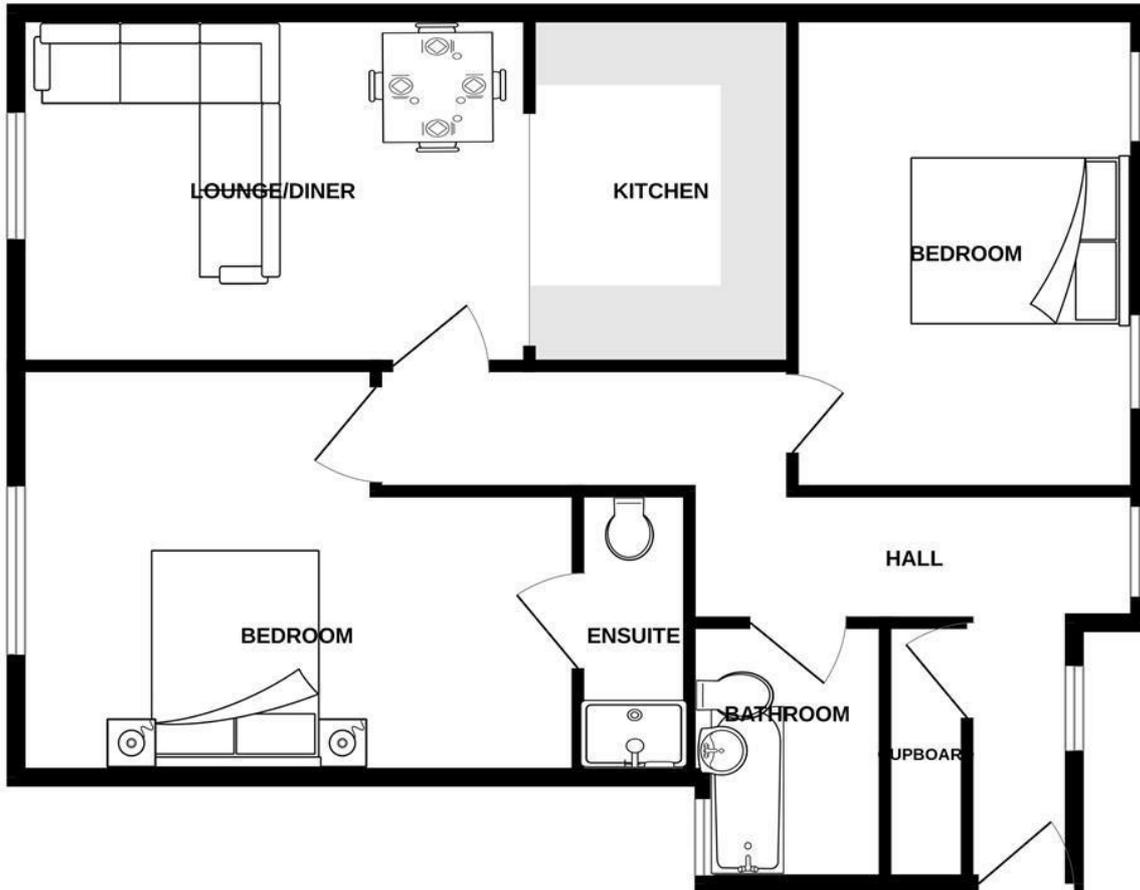
Spanning an impressive 69 square feet, the living area is designed to maximise space and light, creating a welcoming atmosphere. The reception room is perfect for relaxation or entertaining guests, while the well-appointed kitchen offers functionality for everyday living.

This property not only provides a comfortable home but also places you within easy reach of local amenities, transport links, and recreational facilities. Whether you are looking to enjoy the bustling town centre or be close to work at Watford hospital, this apartment is an excellent choice for those seeking a modern lifestyle in a prime location. Don't miss the opportunity to make this delightful apartment your new home.



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

# GROUND FLOOR

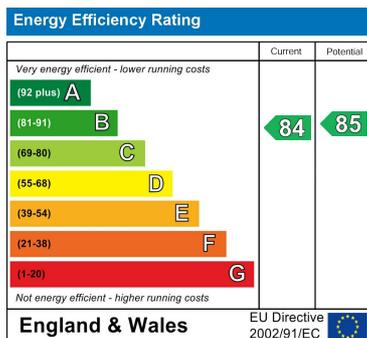


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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