SHARE OF FREEHOLD

Apartment (EPC Rating: D)

HOLYROOD COURT, WATFORD, WD18 0QX

£230,000

WARREN ANTHONY

1 Bedroom Apartment located in Watford

A superb opportunity to acquire a completely refurbished top-floor apartment with Share of Freehold, set within a secluded and characterful town-centre development. Offering stylish open-plan living, brand-new kitchen and bathroom, allocated parking and secure entry, all just minutes from the station with fast links to London Euston. An ideal purchase for owner-occupiers and investors alike.

Location & Setting
Situated in a secluded yet central position, this characterful development occupies the historic site of a former convent, nestled in the shadows of the striking and much-loved Holy Rood Church. Despite being just moments from the town centre, the property enjoys a peaceful, almost hidden feel, complemented by well-maintained and attractively landscaped communal gardens.

The town centre offers a strong mix of independent cafés, restaurants, and everyday amenities, alongside larger retail options. The mainline railway station is only a short walk away, providing fast and frequent services to London Euston in approximately 15 minutes — a major advantage for commuters. Private, barrier-controlled parking is a rare and valuable benefit for such a central location, with this apartment enjoying its own allocated parking space.

Communal Areas
A secure entry system leads into a welcoming and well-kept communal hallway, reflecting the quality and care of the development as a whole. Stairs rise to the upper floors.

The Apartment

The apartment is positioned on the top floor and has been completely refurbished throughout, making it ideal for buyers seeking the privacy of a one bedroom home or the investors.

Lounge / Kitchen - 17’3” x 15’1” (5.27m x 4.59m)

A bright and well-proportioned open-plan living space, freshly decorated and newly carpeted, offering ample room for both seating and dining areas.

The brand-new, thoughtfully designed kitchen features:

Contemporary units
Stainless steel sink and drainer
Oversized metro-tile splashback
New hob, oven and extractor
Washing machine included
Space and plumbing for a dishwasher
Good-quality laminate flooring
A cupboard housing the new Megaflo hot water system, neatly concealed and efficient.

Bedroom - 12’4” x 9’3” (3.75m x 2.81m)

A comfortable double bedroom, again newly carpeted and redecorated, with space for wardrobes and bedroom furniture. A new storage heater has been installed, continuing the fresh, upgraded feel.

Bathroom - 5’2” x 5’1” (1.58m x 1.55m)

A completely new bathroom, finished to a modern standard, comprising a stylish shower enclosure, WC and wash hand basin, with contemporary tiling and fittings.

The Ground Rent is Zero
Management Charge: £130 per month
Tenure : Share of Freehold

The vendor has provided us with this information and we have seen no documented evidence to support this.

KEY POINTS

Top floor position

Completely refurbished throughout

New carpets and flooring

Freshly painted and redecorated

Brand-new kitchen and bathroom

Secure entry system

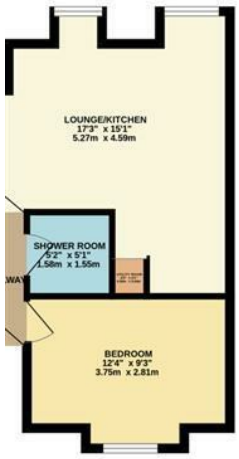
Attractive communal gardens

Private, barrier-controlled parking

Allocated parking space

Excellent commuter links to London Euston

GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



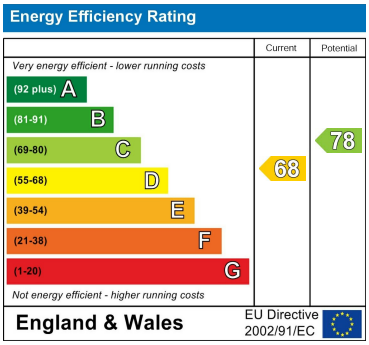
TOTAL FLOOR AREA : 354 sq.ft. (32.9 sq.m.) approx.

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.
Made with Metropix ©2026

Council Tax Band

D

Energy Performance Graph



Call us on

01923 220012

sales@warrenanthony.co.uk

https://www.warrenanthony.co.uk

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