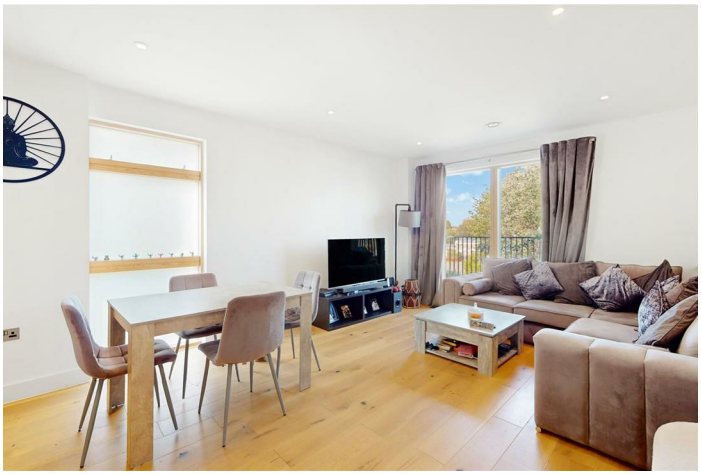
LEASEHOLD







Apartment (EPC Rating: B)

RIVERWELL CLOSE, WATFORD, WD18 0GZ

£300,000

WARREN ANTHONY

1 Bedroom Apartment located in Watford

Chain Free modern one-bedroom apartment in the popular Riverwell development (built circa 2019) with a spacious open-plan layout and large balcony. Conveniently located within minutes of Watford General Hospital and excellent transport links. Ideal for first-time buyers or investors, close to local amenities and excellent links.

Chain Free | Modern Development | Excellent Location

This well presented one-bedroom apartment is situated within the popular Riverwell development, offering contemporary living in a highly convenient location close to local amenities and transport links.

The property features a spacious double bedroom, a modern open-plan kitchen and living area, a well-proportioned bathroom, and an exceptionally large private balcony, ideal for outdoor seating and entertaining.

Key Features

Chain free

One double bedroom

Open-plan kitchen/living area

Large private balcony

Modern bathroom

Close to local amenities

Leasehold

Location

Approximately 2-minute walk to Watford General Hospital

Close to Watford Junction, Watford High Street and Bushey Station as well as Watford Metropolitan Station

Easy access to shops, cafes, and local amenities

Additional Information

Council Tax Band: C (Watford Council)

Tenure: Leasehold

Lease Length: Approximately 244 years remaining (250 years from December 2020)

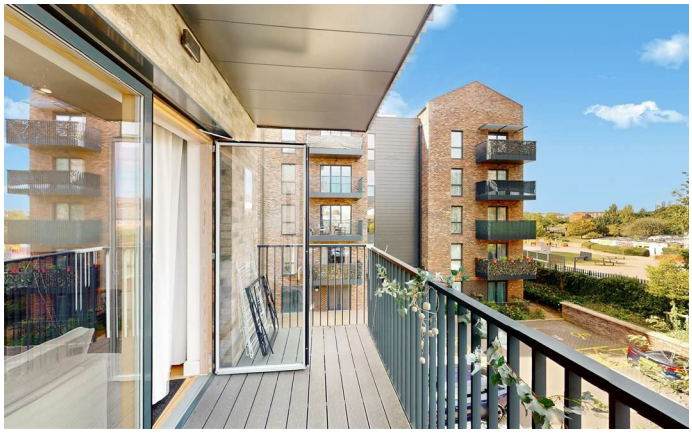
Service Charge: Approximately £720 for six months (based on last year)

Ground Rent: £250 per annum

The vendor has provided the above information, and while we have not seen documented evidence at this stage, all details and measurements will be verified shortly.





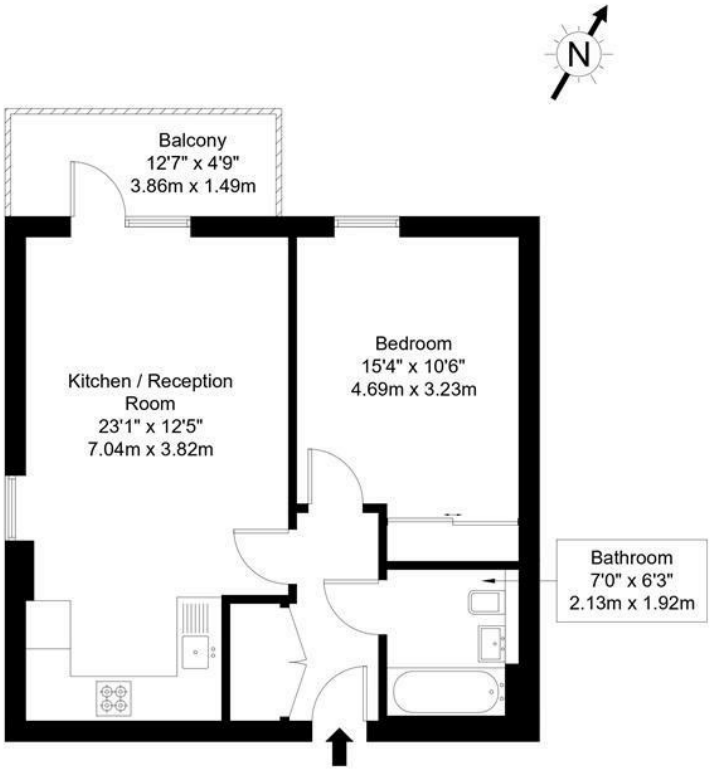



Oak Lodge



Riverwell Close, WD18 0GZ

Approx Gross Internal Area = 50.2 sq m / 540 sq ft
Balcony = 5.3 sq m / 57 sq ft
Total = 55.5 sq m / 597 sq ft



Second Floor

Ref :

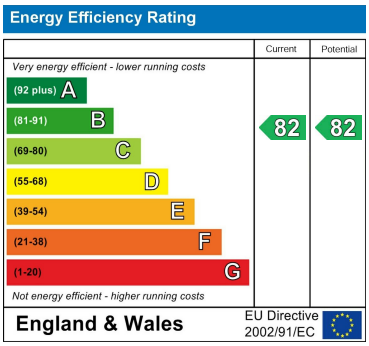
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Council Tax Band

B

Energy Performance Graph



Call us on

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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