

Apartment (EPC Rating:)

THE PARADE, WATFORD, WD17 1ND

£2,010,000

WARREN ANTHONY

8 Bedroom Apartment located in Watford

A superb investment opportunity to acquire seven modern one-bedroom apartments within the Vicarage Court development, all sold with Share of Freehold. Built in 2019, the portfolio includes four first-floor apartments with private gardens and three second-floor apartments with large terraces.

Palace Apartments, The Parade, Watford, WD17 1ND
Entire Block Investment Opportunity – 8 High-Specification Apartments
Marketed Exclusively by Warren Anthony Estate Agents

An exceptional opportunity to acquire Palace Apartments, a modern and stylish development comprising eight premium units in the heart of Watford Town Centre. Situated across the first and second floors, the block includes 4 x two-bedroom apartments, 2 x one-bedroom apartments and 2 x Super Studios, all finished to a high contemporary standard and designed for strong rental appeal.

Built in 2020, the development remains in excellent condition throughout. Every apartment benefits from at least one balcony and residents also enjoy access to a large rooftop communal terrace. All units are currently tenanted and full rent schedules along with rental yield information can be provided upon request.

Prime Town Centre Location
Perfectly positioned on The Parade, residents benefit from immediate access to Watford's vibrant amenities. Cineworld, Hollywood Bowl and the Atria Shopping Centre are just 600 metres away, offering an excellent mix of retail, leisure and dining options. Restaurants, bars, fitness centres and everyday conveniences are all on the doorstep, making this a highly desirable location for professionals and commuters.

Excellent Transport Links
Both Watford Junction and Watford High Street stations are less than a mile from the development. Watford Junction provides fast and frequent services to London Euston in under 20 minutes, ensuring strong demand from London-based tenants seeking value, convenience and connectivity.

Modern Specification Throughout
Each apartment has been thoughtfully designed with quality finishes and practical layouts, including:

Secure video entry system

Balconies or terraces to all units

Fully fitted integrated kitchens

Stylish fully tiled bathrooms with underfloor heating

Bedrooms with fitted wardrobes

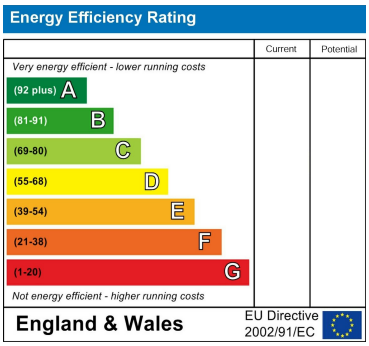
Wooden flooring to living areas and carpets to bedrooms

This impressive block offers a turnkey investment with minimal ongoing maintenance requirements and consistently strong rental prospects due to its location, specification and transport links.

The total rental income for 2025 totalled £147,960 proving a yield in the region of 7.3%, based on the current asking price.

Council Tax Band

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